



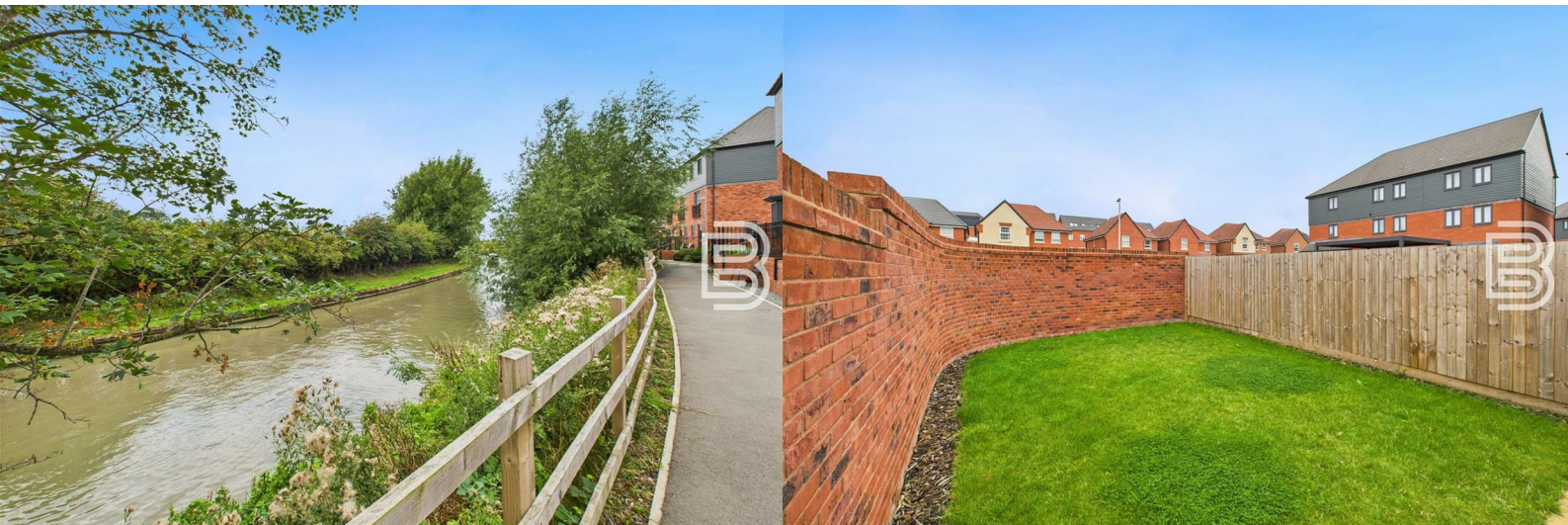
# Ellis Brooke



## 29 Moors Lane

, Rugby, CV23 1BT

**Guide price £395,000**





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## Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall gives access to a useful under stairs storage cupboard, has stairs that rise to the first floor and doors which give to all ground floor accommodation.

## Living Room

13'9" x 13'6" (4.21m x 4.13m)

A good size living room that benefits from double opening doors found to the side elevation which provide access to the garden. In addition there is a further window found to the front elevation.

## Kitchen

11'5" x 13'6" (3.5m x 4.13m)

A room that benefits from a wonderful view over the neighboring canal. The kitchen itself comprises of a range of base and eye-level units with a complementary work top over. Within the kitchen there is a fitted electric oven, combination oven, five ring gas hob, and extractor fan. Further to this there is space and plumbing for a fridge/freezer, washing machine and dishwasher. The room benefits from dual aspect windows found to both the front and side elevations, with the window at side being a bay window. Within the room there are fitted a shutter style blinds.

## WC

3'3" x 5'8" (1m x 1.75m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area.

## 1st Floor Landing

The first floor landing has stairs that rise to the second floor and doors which give access through to all first floor accommodation.

## Bedroom 1

11'6" x 13'6" (3.52m x 4.13m)

A spacious double bedroom that benefits from a suite of fitted wardrobes and drawers. The room further benefits from dual aspect windows found to both the front and side

elevations, with the window found to the front elevation having fitted shutter style blinds. The window to the side elevation provides a fantastic view over the neighboring canal and fields beyond.

## Ensuite

7'7" x 4'10" (2.33m x 1.49m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are tiled, there is a frosted window to the front elevation and a wall mounted heated towel rail.

## Bedroom 2

8'11" x 13'6" (2.72m x 4.14m)

A good sized double bedroom that benefits from dual aspect windows found to both the front and side elevations.

## Second Floor Landing

The second floor landing has doors which provide access through to all second floor accommodation.

## Bedroom 3

11'7" x 13'6" (3.54m x 4.14m)

A good size double bedroom that benefits from dual aspect windows found to both the front and side elevation. Within the bedroom there is a useful storage cupboard, which houses the properties hot water cylinder. Access to the loft is obtained via a loft hatch.

## Bedroom 4

8'9" x 13'6" (2.67m x 4.14m)

A good size double bedroom that benefits from dual aspect windows found to both the front and side elevations, with the side elevation window providing a view over the canal and field beyond.

## Bathroom

7'0" x 5'8" (2.15m x 1.73m)

With a suite that comprises of a low-level flush WC, wash hand basin and paneled bath with a shower over. Within the bathroom the walls are part tiled, to the front elevation there is a frosted window and there is a wall mounted heated towel rail.

### Loft

The loft benefits from a ladder which provides access. A portion of the loft has been boarded to provide further storage. Within the loft there is light connected.

### Rear Garden

To the immediate rear of the home is a private and enclosed garden. Enclosed by a combination of high-level wall and fencing. In the main this rear garden has been laid to lawn along with a small patio area. To the side elevation of the garden there is a pedestrian gate which gives access to the driveway.

### Front Garden

To the front of the home, there is an area of further garden, which has been laid to lawn with a further area dispersed with some mature planting. There is a paved pathway which runs from the driveway to the front door. This pathway continues to steps that lead down to a beautiful canal sidewalk. To the side of the home is a further area of garden that has been laid to lawn and a wonderful bench seat created around the bay window, which provides a lovely view over the canal.

### Parking

To the front of the home there is a block paved driveway which provides off-road parking for two vehicles.

### Service Charge

There is currently no service charge being paid by the owners but it is understood there will be one in the future.

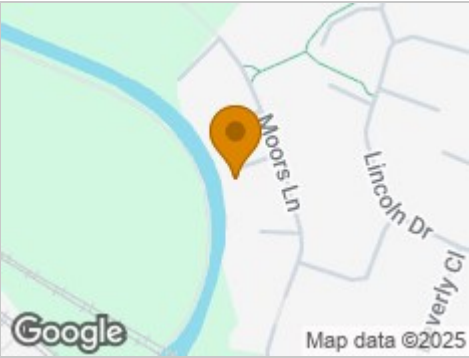
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Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Road Map



Hybrid Map



Terrain Map



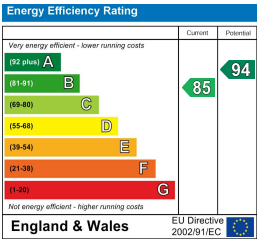
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: [info@ellisbrooke.co.uk](mailto:info@ellisbrooke.co.uk) [ellisbrooke.co.uk](http://ellisbrooke.co.uk)