



Ellis Brooke



12 Cawston Lane

, Rugby, CV22 6QE

**Guide price £650,000**



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## Entrance Hall

Accessed through a composite front door. The entrance hall gives access to a useful under stair storage cupboard, has stairs that rise to the first floor and in addition doors giving access through to ground floor accommodation.

## Living Room

11'10" x 23'1" (3.61m x 7.06m)

A very large room (that could easily be converted into two individual reception rooms). To the front elevation there is a large box bay windows which floods the room with natural light. There is a fireplace with a log burning stove set within and there is a range of fitted storage solutions, including cupboards and drawers.

## Kitchen Family Room

26'7" x 24'4" (8.12m x 7.43m)

An impressive room that is the showpiece of the home. This spacious open plan family kitchen room is set into three distinct areas of kitchen, living and dining. The kitchen itself comprises of wooden base and eye level units with a worktop over and in addition a large kitchen island. Within the kitchen there is space for a range style cooker, dishwasher and a fridge freezer.

To the rear of the room, there are bi-folding doors and a window, which provides a view over and gives access to the garden. Above the kitchen is a Velux window flooding the area with natural light. Within the living area there is a feature log burning stove and in addition an exposed (but covered) well with lighting creates an interesting feature. From the kitchen there are doors which give access through to the utility and the garage.

## Utility

6'2" x 10'6" (1.89m x 3.22m)

With a range of bass and eye level units with a complementary worktop over. The utility room benefits from a fully tiled floor throughout.

## W/C

3'4" x 6'10" (1.04m x 2.1m)

With a low-level flush WC and wash hand basin. Within the room there is a frosted window to the side elevation and there is tiling to all splash bank areas. The WC benefits from a large fitted storage cupboard with sliding doors.

## 1st Floor Landing

The first floor landing has doors which give access through to all first floor accommodation. In addition there is access to the loft via a loft hatch.

## Bedroom 1

12'2" x 10'6" (3.73m x 3.21m)

A spacious double bedroom that has a window to the rear elevation, providing a view over the garden along with a further frosted window to the side elevation. This bedroom benefits from a suite of fitted wardrobes and in addition there is a walk in closet. Further to this there is access to the ensuite.

## Ensuite

7'10" x 6'9" (2.41m x 2.06m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under, paneled bath and shower cubicle with rainfall attachment. The walls and floor are fully tiled and there is a Velux window to the ceiling.

## Bedroom 2

10'0" x 12'11" (3.07m x 3.94m)

A generously sized double bedroom with a window to the front elevation. This bedroom benefits from a range of fitted wardrobes.

## Bedroom 3

10'1" x 11'6" (3.09m x 3.53m)

A good sized double bedroom with a window to the front elevation. This bedroom further benefits from a range of fitted wardrobes and shelving.

## Bedroom 4

8'0" x 10'3" (2.45m x 3.13m)

A double bedroom with a window to the rear elevation,

providing a view over the garden. This bedroom further benefits from fitted wardrobes.

### Bathroom

6'0" x 5'8" (1.85m x 1.74m)

With a suite that comprises a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. Within the bathroom, the walls are fully tiled, there is a wall mounted heated towel rail and to the side elevation there is a frosted window

### Rear Garden

A large and private rear garden. To the immediate rear of the property is a patio area which provides ample space for seating and alfresco dining. A pathway continues along the garden, where there is a further patio area. In the main, the garden has been laid to lawn and there are a number of mature, small trees dispersed throughout.

### Summer House

11'11" x 16'6" (3.65m x 5.04m)

At the end of the garden is a useful summer house, which is used by the current owners as a home gym. The summer house benefits from having light and power connected.

### Garage

29'0" x 9'4" (8.84m x 2.86m)

With an electric door to the front elevation and double opening patio doors to the rear elevation providing access to the garden. Within the garage there is a range of base level units with a complementary worktop over.

### Driveway

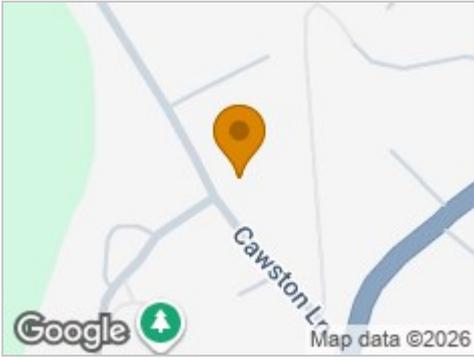
A large driveway provides off road parking for several vehicles, in addition the driveway gives access to the covered car port area and garage.

### Money Laundering Regulations

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



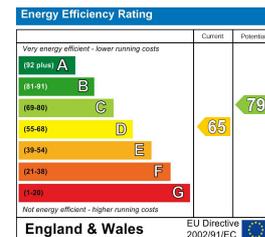
## Floor Plan



## 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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