



Ellis Brooke



26 Longstork Road

Coton Park, Rugby, CV23 0GD

**Offers in excess of £300,000**



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## Entrance Hall

7'3" x 14'0" (2.23m x 4.29m)

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. The entrance hall benefits from a large fitted cupboard, which provides ample space for cloaks and shoe storage. There is a further under stairs storage cupboard, stairs that rise to the first floor and doors that give access through to all ground floor accommodation.

## Bedroom 3

9'1" x 10'1" (2.79m x 3.08m)

A good sized double bedroom with a window to the front elevation. This bedroom benefits from a fitted wardrobe and access to the Jack and Jill bathroom.

## Ground Floor Bathroom - Jack and Jill Style

8'6" x 6'0" (2.61m x 1.84m)

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

## Bedroom 4/Study

9'2" x 9'11" (2.81m x 3.03m)

A large single/small double bedroom used by the current owners as a further sitting room and home office. To the rear elevation there are double opening patio doors which give access to the garden.

## Utility

6'6" x 14'0" (2m x 4.29m)

With a base and eye level unit with a complementary worktop over. There is space and plumbing for a washing machine and tumble dryer. To the rear elevation there is a door which provides access to the garden.

## 1st Floor Landing

The first floor landing has stairs that rise to the second floor and in addition there are doors providing access to all first floor accommodation.

## Lounge Dining Room

16'4" x 16'10" (5m x 5.15m)

A very spacious room that is neatly defined into two areas of living room and dining room. To the front elevation there is a Juliet balcony and further window that provides a natural light.

## Kitchen

16'6" x 10'0" (5.03m x 3.06m)

The kitchen comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with and grill and a four ring gas hob and extractor fan over. To the rear elevation of the room there are two windows that provide natural light and in addition there is space and plumbing for a dishwasher, fridge and freezer.

## 2nd Floor Landing

The second floor landing benefits from a frosted window to the side elevation. The landing provides access to the properties airing cupboard and the loft via a loft hatch. Further to this there are doors providing access to all second floor accommodation.

## Bedroom 1

14'4" x 11'1" (4.39m x 3.38m)

A spacious double bedroom that benefits from two windows to the front elevation and a suite of fitted wardrobes. This bedroom further benefits from having its own ensuite.

## Ensuite

6'2" x 6'7" (1.9m x 2.02m)

With a suite that comprises a low-level flush WC,

wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas and a wall mounted radiator.

### Bedroom 2

8'7" x 11'5" (2.62m x 3.5m)

A double bedroom that has a window to the rear elevation that provides a view over the garden.

### 2nd Floor Bathroom

7'5" x 6'5" (2.27m x 1.96m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, a frosted window to the rear elevation and a wall mounted radiator.

### Rear Garden

To the rear of the home is a private and enclosed rear garden that benefits from a wall boundary. To the immediate rear is a good size patio area that provides ample space for seating and alfresco dining. Further to this the remainder of the garden has been laid to lawn with a flower border stocked with some planting. To the rear elevation of the garden is a gate which provides access to the parking area.

### Front

The property is accessed from the public highway through a gate. The front courtyard benefits from a wall boundary with railings. Part of the courtyard has been laid to slate style chippings and in addition there is a paved pathway giving access to the front door.

### Parking

The property benefits from a private driveway with two allocated parking spaces.

### Agents Note - Service Charge

It should be noted that a service charge of around £30 per month is payable.

### 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



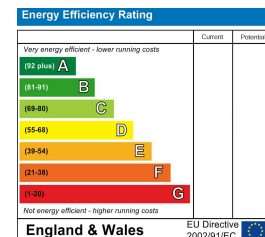
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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