



Ellis Brooke



The Last Stop Langton Road

Hillmorton, Rugby, CV21 3UA

Offers in excess of £390,000



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Entrance Lobby

Composite double glazed front door. Amtico flooring. Door into Lounge/Diner.

Lounge/Diner

19'3" x 16'11" max (5.87m x 5.16m max)

Measurement includes entrance lobby area.

Double glazed window. Radiator. Amtico Flooring. Door to inner hallway. Media wall with alcoves and electric fire. Dado rail. Inset spotlights.

Hallway

Doors off to Kitchen, all three bedrooms and bathroom. Loft access hatch. Amtico flooring. Inset spotlights. Karndean flooring.

Breakfast Kitchen

13'5" x 9'9" (4.09m x 2.97m)

Double glazed windows to the side and rear aspects. Door to Utility Room. Range of base and eye level units with work surface over. Tiling to splashbacks. Integrated oven and hob with extractor. Radiator. Breakfast bar. Space for large fridge/freezer, Sink/drainers with mixer tap. Space and plumbing for a dishwasher. Inset spotlights.

Utility Room

13'5" x 5'6" max (4.09m x 1.68m max)

Double glazed door and window to the rear of the bungalow. More cupboards and a stainless steel sink/drainers. Wall mounted boiler. Radiator. Space and plumbing for washing machine.

Bedroom One

18'9" x 10'2" (5.72m x 3.10m)

Double glazed sliding door to the side aspect. Fitted wardrobe. Radiator. Inset spotlights.

This room has been set up (with plumbing) to accommodate an en-suite if required by a future owner)

Bedroom Two

9'4" x 8'4" (2.84m x 2.54m)

Double glazed window to the front aspect. Radiator.

Bedroom Three

9'5" x 7'9" (2.87m x 2.36m)

Double glazed window to the front aspect. Radiator.

Bathroom

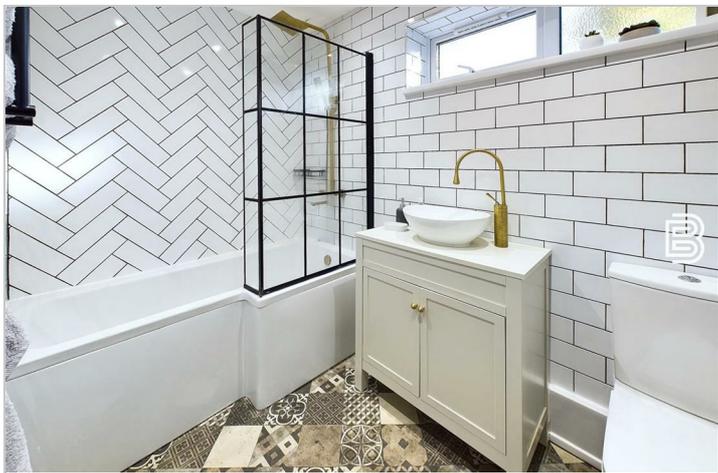
Double glazed window to the rear aspect. 'L-Shaped' panelled bath with rainfall shower above. Low flush WC. Heated towel rail. Contemporary wash hand basin set up vanity unit. Fully tiled. Inset spotlights.

Gated Parking

Double wooden gates opening onto vehicle hard-standing for several vehicles.

Outside

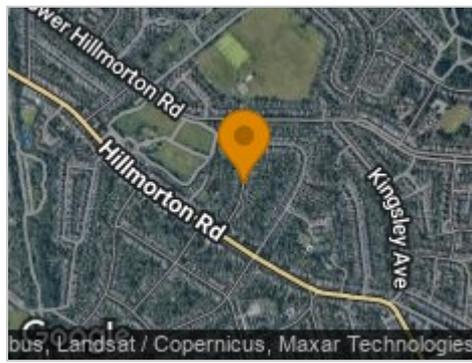
Additional side access gate. Access around the perimeter of the bungalow. Two sections of artificial grass. Two additional patio style/seating hard-standings. The property is enclosed to all sides by timber fencing.



Road Map



Hybrid Map



Terrain Map



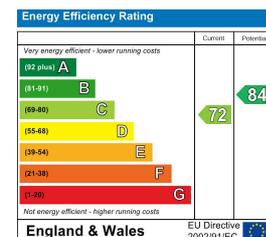
Floor Plan



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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