



Ellis Brooke



10 Longstork Road

Coton Park, Rugby, CV23 0GD

Guide price £295,000



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Entrance Hall

The property is accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor and the door which gives access through to

Living Room

16'0" x 12'3" (4.9m x 3.74m)

A well proportioned room that benefits from a bay style window to the front elevation. To the rear of the room there is a door which gives access through to.

Kitchen/Dining Room

7'10" x 15'5" (2.39m x 4.72m)

A room that is neatly defined into two areas of kitchen and dining. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted double electric oven, four ring gas hob with extractor fan over and fitted dishwasher. There is space and plumbing for a washing machine and tall fridge freezer. To the rear elevation there is a window and double opening doors, that provide a view over and give access to the garden. There is a door which gives access through to.

W/C

5'6" x 3'0" (1.7m x 0.93m)

With a low-level flush WC and wash hand basin with vanity unit under.

1st Floor Landing

The first floor landing gives access to the properties airing cupboard. There are stairs that rise to the second floor (set behind a door and with a window to the front elevation) and doors that give access through to all first floor accommodation.

Bedroom 2

13'10" x 8'8" (4.24m x 2.66m)

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

Bedroom 3

9'7" x 8'8" (2.94m x 2.65m)

A small double bedroom that benefits from a window to the rear elevation that provides a view over the garden.

Bathroom

5'6" x 6'5" (1.7m x 1.97m)

With the suite that comprises a low level flush WC, wash hand basin and paneled bath with a shower over. Within the bathroom the walls and floor are fully tiled, there is a wall mounted radiator and to the rear elevation there is a frosted window.

Second Floor - Bedroom 1

14'9" x 15'6" (4.52m x 4.74m)

A spacious double bedroom that benefits from a window to the front elevation. The bedroom further benefits from a suite of fitted wardrobes and an impressive vaulted ceiling adding character to the room. There is a door which gives access through to the ensuite.

Ensuite

6'9" x 6'8" (2.06m x 2.05)

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

Rear Garden

To the rear of the property there is a private and enclosed garden. Enclosed by fencing to all elevations. To the immediate rear of the home is a patio that provides ample space for outdoor seating and alfresco dining. Two raised sleeper flower beds separate the patio from the lawn area. A paved pathway runs the length of the garden and gives access to a useful storage shed. To the rear of the garden there is gated access which leads to the parking area.

Front

To the front of the property there is a blocked paved area which provides off-road parking for one vehicle. Further parking is available and accessed under the archway.

Further Parking

Accessed under the archway is an additional parking space which intern provides access to the garage.

Garage

16'10" x 9'0" (5.14m x 2.76m)

The garage benefits from an electric roller shutter

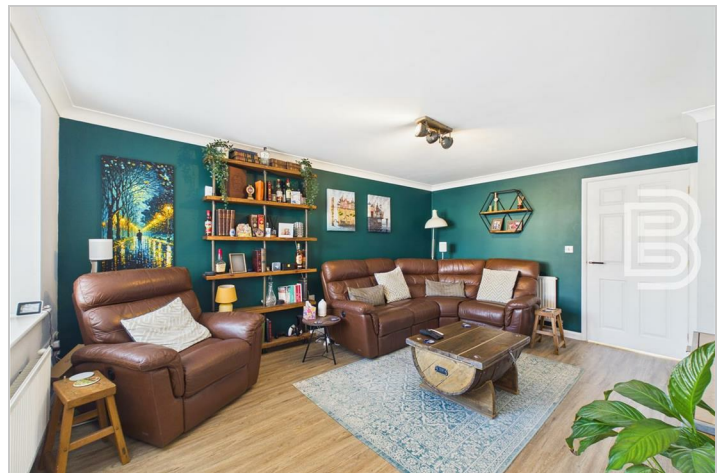
door to the front elevation. There is light and power connected and further storage is available within the rafters.

Agents Note - Service Charge

It should be noted that a service charge of approximately £37 per month is payable for the upkeep of the parking area.

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.



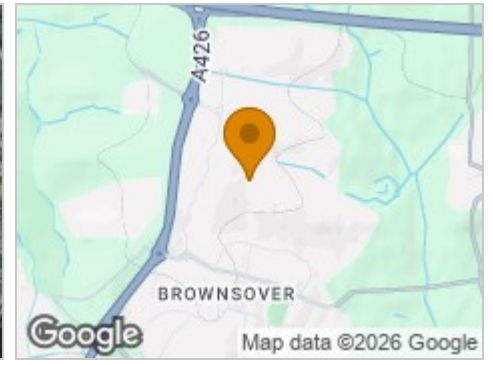
Road Map



Hybrid Map



Terrain Map



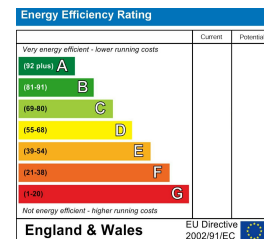
Floor Plan



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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