



Ellis Brooke



12 Teeswater Close

Long Lawford, Rugby, CV23 9GB

Guide price £285,000



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Entrance

Part double glazed front door. Radiator. Stairs to first floor. Door into Lounge.

Lounge

Double glazed window to the front aspect. Door into Kitchen/Diner. Karndean flooring. Two radiators. Under-stairs storage cupboard.

Kitchen/Diner

Double glazed French Doors and full height windows to the rear garden. Opens into Utility Space with door to WC. Full range of high gloss base and eye level units with work surface over and under cabinet lighting. Stainless steel sink/drainers with mixer tap. Integrated oven plus hob and extractor. Integrated fridge and freezer. Tiled flooring. Space and plumbing for a dishwasher.

Utility Area

Cupboard housing combination boiler. Door to WC. Space and plumbing for washing machine.

WC

Tiled flooring. Low flush WC. Wall mounted wash hand basin. Extractor. Radiator.

Landing

Doors off to all three bedrooms. Door to Bathroom. Two storage cupboards. Loft access hatch.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted wardrobe. Door to En-Suite.

En-Suite

Fully tiled shower cubicle. Low flush WC. Wall mounted wash hand basin. Extractor. Heated towel rail. Inset spotlights. Shaver point. Refitted less than 1 year ago. Tiled floor.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Double glazed window to the front aspect. Panelled bath with shower over and full height tiling around. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point. Tiled floor. Heated towel rail. Inset spotlights.

Frontage

Low maintenance slate chipping fore-garden with slabbed path to part canopy porch.

Driveway

Located immediately to the side of the property. Parking for 2 cars and leads to garage plus side gate into garden.

Garage

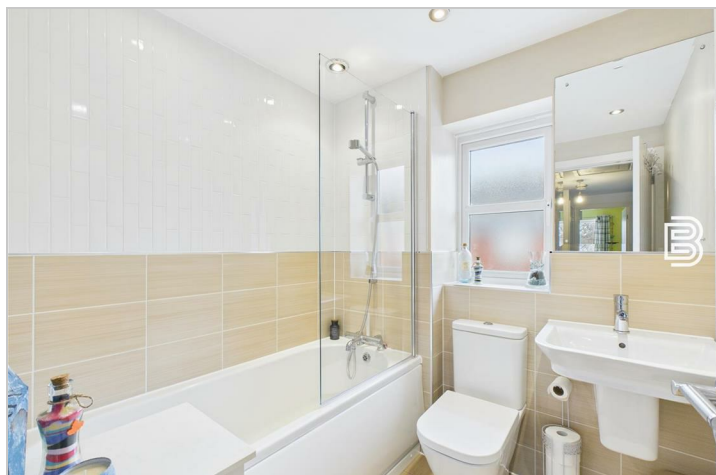
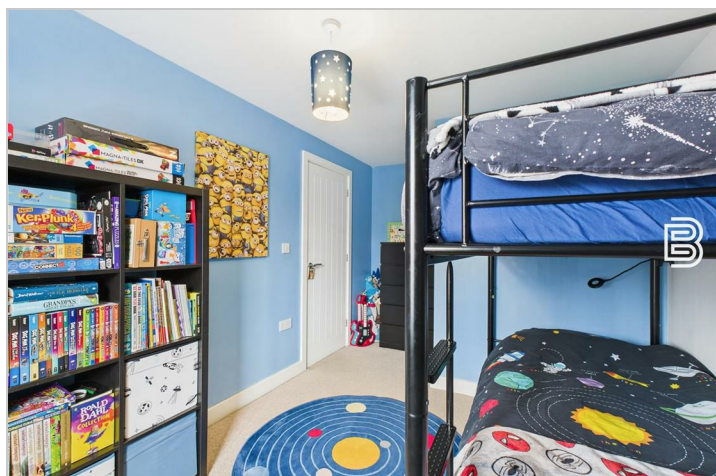
Metal up and over door. Power and light connected. Courtesy door into garden.

Garden

Initial patio with pathway leading to garage courtesy door. Side gate onto driveway. Fully enclosed by timber fencing. Mainly laid to lawn. South facing.

Notes

This area has an applicable management charge of around £145 per year.



Road Map



Hybrid Map



Terrain Map



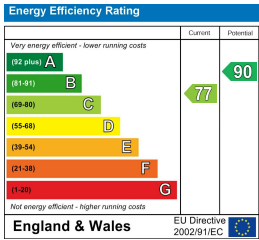
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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