



# Ellis Brooke



## 22 Sywell Leys

Hillside, Rugby, CV22 5SD

**Guide price £315,000**



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## Hallway

13'7 x 3'1 (4.14m x 0.94m)

Enter via uPVC obscure glazed door. Radiator. Stairs to first floor. uPVC door to side elevation. Doors to further accommodation.

## Living Room

15'10 x 11'10 (4.83m x 3.61m)

uPVC double glazed bay window to the front elevation. Radiator. Fireplace with mantle and surround. Coving. Double doors opening into:

## Dining Room

13'1 x 9'5 (3.99m x 2.87m)

Radiator. Door into kitchen. Coving. Door into:

## Conservatory

8'11 x 10'2 (2.72m x 3.10m)

Enter via sliding door and of uPVC construction. uPVC doors to garden.

## Kitchen

15'2 x 8'2 (4.62m x 2.49m)

With a range of base and eye level units and roll top worksurfaces. Built in one and a half sink with drainage board and mixer tap. Built in four ring gas hob, extractor fan, oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. uPVC window to the rear. Tiled floor. Radiator. Door into dining room. Door into hallway.

## WC

6'1 x 3'0 (1.85m x 0.91m)

Low flush wc. Wash hand basin with separate taps. uPVC obscure glazed window to the side elevation, Radiator.

## Landing

uPVC window to the side elevation. Cupboard housing boiler. Doors to further accommodation.

## Bedroom One

12'0 x 8'10 (3.66m x 2.69m)

uPVC window to the front elevation. Radiator. Built in wardrobes and dressing table. Door into:

## En-Suite Bathroom

6'5 x 5'11 (1.96m x 1.80m)

'P' shaped bath with shower over and mixer tap. Low flush wc. Wash hand basin with mixer tap built in to vanity cupboard. Radiator.

## Bedroom Two

10'3 x 8'9 (3.12m x 2.67m)

uPVC window to the rear elevation. Radiator.

## Bedroom Three

8'3 x 9'1 (2.51m x 2.77m)

uPVC window to the rear elevation. Radiator.

## Bedroom Four

10'5 x 5'7 (3.18m x 1.70m)

uPVC window to the front elevation. Radiator.

### Bathroom

6'9 x 9'2 (2.06m x 2.79m)

Single panelled bath with separate taps and electric shower over. Low flush wc. Wash hand basin built into vanity cupboard. Radiator. uPVC obscure window to the side elevation.

### Driveway & Parking

Block paved driveway leading to front door, garage and side gate for garden. car port area.

### Garage

Electric up and over door. Light and power.

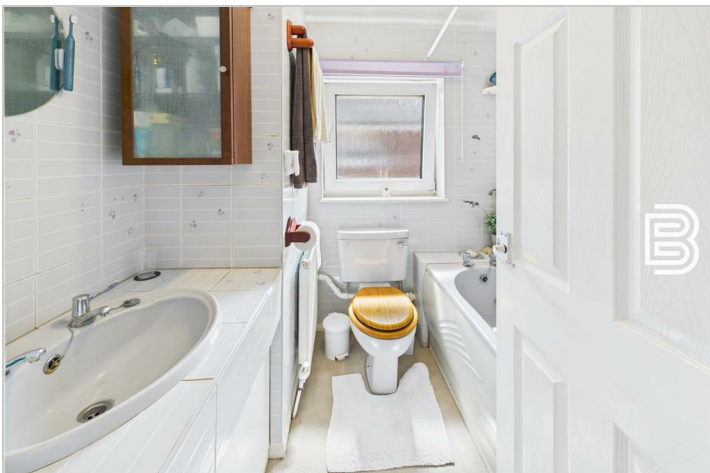
### Garden

Mainly laid to lawn with herbaceous borders and fencing to boundaries. Double timber shed with power connected and workbench.

### 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



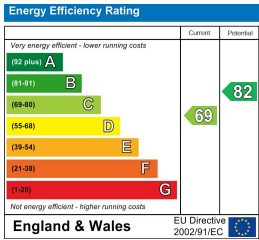
Floor Plan



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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