



Ellis Brooke



22 Horne Close

Hillmorton, Rugby, CV21 4ET

Offers in excess of £325,000



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Entrance

Composite front door with double glazed panels. Wood effect flooring. Stairs to first floor. Radiator. Doorway to Lounge area.

Lounge Area

Double glazed window to the front aspect. Radiator. Opens onto Kitchen/Diner plus Inner Hallway. Wood effect flooring. Inset spotlights.

Inner Hallway

Wood effect flooring. Doors off to one Bedroom, Bathroom, Garage and a storage cupboard. Radiator. Inset spotlights.

Kitchen/Diner

Bi-Fold doors out onto the decking and garden. Wood effect flooring. Radiator. Door to Utility Room. Inset spotlights. Full range of base and eye level units with modern white work surfaces over. Space for a fridge/freezer. Integrated dishwasher. Inset composite sink with mixer tap. Integrated double oven with electric hob and extractor above.

Utility Room

Wood effect flooring. Further cupboards and work surface. Wall mounted Vaillant boiler. Space and plumbing for a washing machine and a dryer. Extractor.

Downstairs Bedroom

Double glazed window to the front aspect. Radiator. Under-stairs cupboard area. Wood effect flooring.

Bathroom

Velux style window. Tiled floor. Tiling to splashbacks. Panelled bath with shower over. Heated towel rail. Inset spotlights. Wall mounted WC with inset flush control. Wash hand basin set into oversize vanity unit with storage. Extractor.

Landing

Doors off to two bedrooms plus shower room.

Bedroom

Double glazed window to the front aspect. Radiator. Two eaves storage areas.

Bedroom

Double glazed window to the side aspect. Radiator. Eaves storage area. Loft hatch.

Shower Room

Small roof window. Low flush WC. Majority tiled. Corner wash hand basin with storage. Extractor. Heated towel rail. Small enclosed shower cubicle. Inset spotlights.

Garage

Light and power connected. Courtesy door into Inner Hallway. Electric up and over sectional door. Door into Storage room. Radiator. Inset spotlights.

Storage Room

Double glazed door onto decking and garden. Wood effect flooring. Radiator.

Driveway

Laid entirely with stones. Provides off road parking for 3 cars side-by-side. Also leads to garage.

Garden

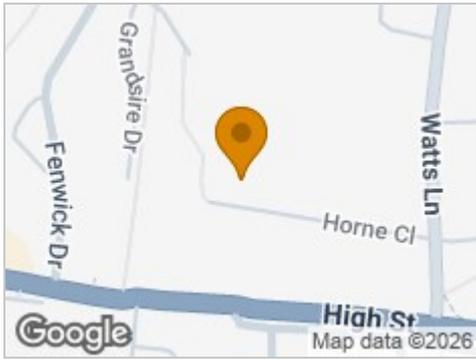
Enclosed to all sides by timber fencing. Various small and medium size trees. Backs onto Watts Lane Cemetery. Full width decking, Outside feature lights. Mainly laid to lawn.

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



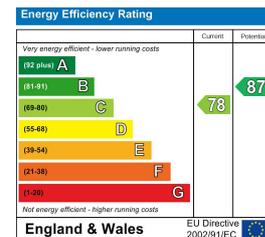
Floor Plan



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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