



Ellis Brooke



38 Great Brook Ground

Houlton, Rugby, CV23 1DS

Guide price £395,000



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Entrance Hall

4'1" x 14'6" (1.27m x 4.44m)

Accessed through a composite front door. The entrance hall has stairs that rise to the first floor, gives access to a useful under stairs storage cupboard and in addition there are doors giving access through to all ground floor accommodation.

Living Room

11'3" x 15'2" (3.45m x 4.63m)

A well portion room with a window to the front elevation providing natural light. The room further benefits from a tastefully paneled feature wall.

Kitchen Dining Room

18'8" 12'0" (5.7m 3.66m)

A spacious room that provides ample space to be used as both a kitchen and dining room. The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include a fridge freezer, dishwasher, double oven and four ring gas hob with extractor fan over. The kitchen also gives access to a utilities cupboard which has space for a washing machine and tumble dryer. To the rear elevation there are windows and double opening doors that give a view over and provide access to the garden.

WC

3'1" x 5'4" (0.94m x 1.65m)

With a low-level flush WC and wash hand basin with tiling to the splash back area. To the front elevation there is frosted window.

1st Floor Landing

The first floor landing benefits from a window to the

side elevation that provides natural light. The landing also provides access to the loft via a loft hatch and gives access to the properties airing cupboard, which houses the boiler. Further to this there are doors which give access to all 1st floor accommodation.

Bedroom 1

11'7" x 11'9" (3.54m x 3.6m)

A good sized double bedroom with a window to the front elevation. From the bedroom there is a door which gives access through to.

Ensuite

8'5" x 4'0" (2.57m x 1.23m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to the splash back areas and to the side elevation a frosted window.

Bedroom 2

11'3" x 11'3" (3.44m x 3.43m)

A double bedroom with a window to the rear elevation that provides a view over the garden.

Bedroom 3

7'1" x 11'6" (2.16m x 3.51m)

A small double/large single bedroom with a window to the rear elevation, providing a view over the garden.

Bathroom

6'9" x 5'5" (2.07m x 1.66m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. To the front elevation there is a frosted window, there is a wall mounted heated towel rail and

in addition the bathroom gives access to a useful storage cupboard.

Rear Garden

To the rear of the home is a private and enclosed garden, enclosed by a combination of fencing and wall. To the immediate rear is a patio area that provides some space for outdoor seating. A portion of the garden has been laid to lawn with well stocked flower borders. A further area has been laid to wood chippings. An area laid to gravel with sleeper style steps provides ample space for alfresco dining. From the garden there is a gate which provides access to the driveway.

Front

To the front of the home there is an area of garden. With a pathway providing access to the front door and an area of planting benefiting from shrubs and hedging.

Driveway

To the side of the home is a tarmac driveway which provides off-road parking for two vehicles. The driveway provides access to the properties garage. In addition there is gated access to the garden.

Garage

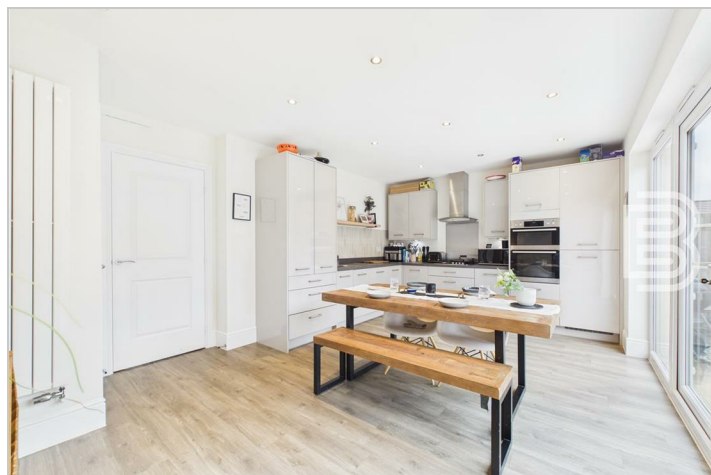
The property benefits from a single garage. Which has a manual upper over door to the front elevation and benefits from having light and power connected.

Agents Note - Service Charge

A service charge of £34.27 is payable per month.

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



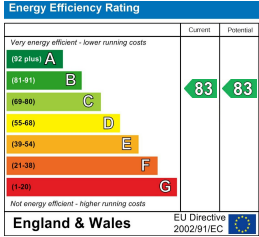
Floor Plan



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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