



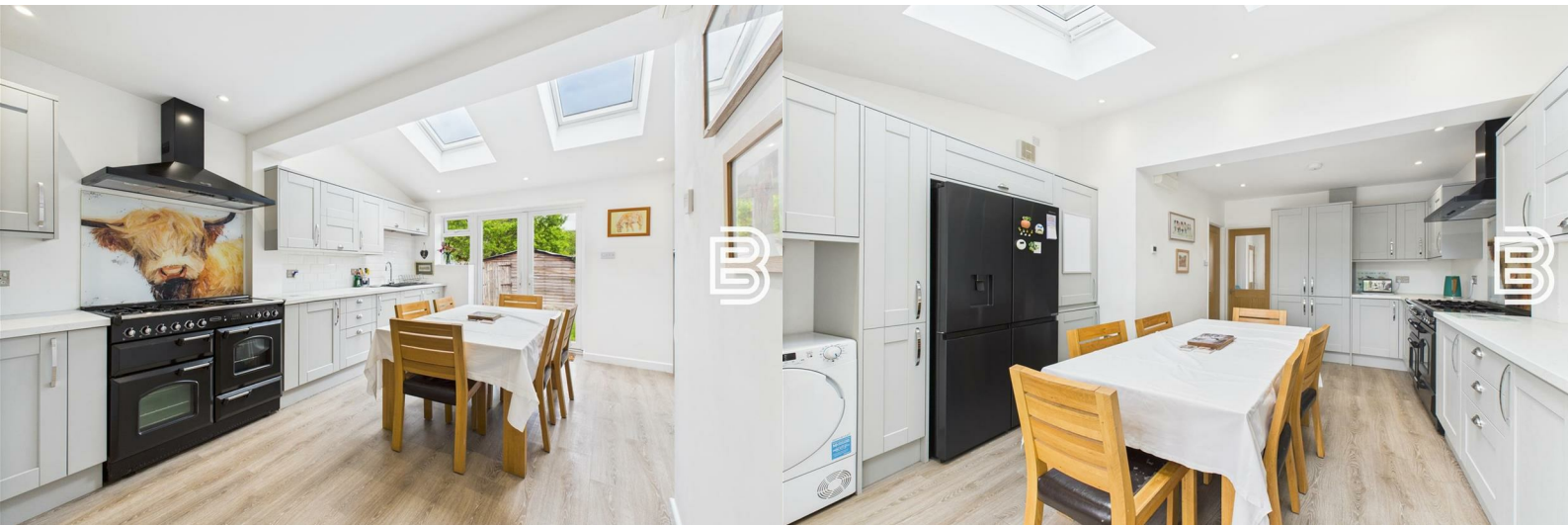
Ellis Brooke



20 Kings Newnham Road

Church Lawford, Rugby, CV23 9EP

Guide price £230,000



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Entrance Hall

With a composite door to the front elevation providing access. The entrance hall has stairs that rise to the first floor and a door which gives access through to.

Living Room

13'8" x 12'2" (4.17m x 3.72m)

A good size living room that benefits from a window to the front elevation. Within the room, there is a feature fireplace with Oak mantle and log burner. In addition the room benefits from fitted storage cupboards. To the rear elevation there is a door which gives access through to.

Kitchen/Diner

17'10" x 13'8" (max) (5.45m x 4.19m (max))

A beautiful light and airy room owing to the double opening doors and window found the rear elevation which provide access to the garden. Further to this there are Velux windows to the ceiling. The kitchen itself comprises of a range of base and eye-level units with a complementary worktop over. Within the kitchen, there is a range style cooker with five ring gas hob and extractor fan above. There is also a fitted dishwasher and in addition there is space and plumbing for a washing machine and American style fridge freezer. From the kitchen/diner, there is a door which gives access through to.

Shower Room

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle. Within the Shower Room the walls are part tiled and the floor is fully tiled. The further the benefits from a heated towel rail.

1st Floor Landing

The first floor landing has doors that provide access through to all first floor accommodation.

Bedroom 1

10'9" x 13'5" (3.28m x 4.1m)

A good size double bedroom with a window to the front elevation. This bedroom further benefits from a fitted storage cupboard and feature cast-iron fireplace.

Bedroom 2

11'1" x 8'8" (3.38m x 2.66m)

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

Bedroom 3

8'0" x 7'6" (2.44m x 2.3m)

A spacious single bedroom with a window to the rear elevation, providing a view over the garden. Within this bedroom access to the loft is obtained via a loft hatch.

Rear Garden

This generously sized rear garden is in the main laid to lawn. From the property there is a pathway which runs the length of the garden

and there is a large storage shed. The garden borders are a combination of fencing and wire fencing. There are some mature planting and trees dispersed throughout.

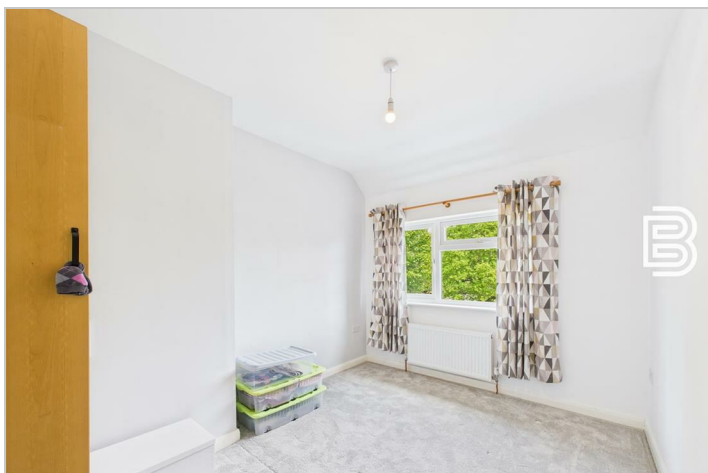
Front Garden and Parking

To the front of the home there is a driveway which provides off-road parking for one vehicle. In addition a further area of the front garden has been laid to lawn, which could provide further parking should it be required. From the public highway there is a pathway which gives access to the front door. There are provisions for an EV ChargePoint installed.

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



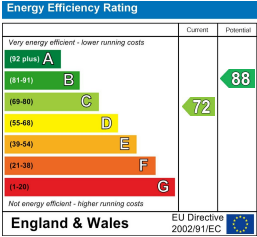
Floor Plan



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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