



# Ellis Brooke



## 16 Pantolf Place

Newbold, Rugby, CV21 1HR

**Guide price £279,950**



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## Porch

Double glazed front door. Double glazed windows. Modern composite front door into Lounge. Wood effect flooring. Boxed in meters.

## Lounge

Double glazed windows to the front and side aspects. Archway into Dining Room. Stairs to first floor. Radiator. Wood effect flooring. Log burner. Coving.

## Dining Room

Double glazed window to the side aspect. Radiator. Double doors into Kitchen. Under-stairs cupboard. Inset spotlights.

## Kitchen

Double glazed window to the rear. Doorway into Utility Room. Range of base and eye level units with work surface over. Radiator. One and half bowl sink drainer with mixer tap. Space for a range style cooker with extractor. Inset spotlights.

## Utility Room

Double glazed window and door into Conservatory. Wall mounted Worcester combination boiler. Door to Guest WC. Composite door onto driveway. Space for fridge/freezer. Space and plumbing for washing machine and dryer.

## Guest WC

Low flush WC. Pedestal wash hand basin.

## Conservatory

Traditional dwarf wall and double glazed construction. French doors onto patio. Tiled floor.

## Landing

Doors off to all 3 bedrooms and shower room. Double glazed window to the side aspect. Loft access hatch with pull-down ladder and boarding.

## Bedroom One

Double glazed window to the front aspect. Radiator.

## Bedroom Two

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

Double glazed window to the front aspect. Radiator.

## Shower Room

Double glazed window to the rear aspect. Fully tiled floor and walls. Enclosed shower cubicle. Extractor. Heated towel rail. Wash hand basin and WC set into vanity unit with storage. Inset spotlights.

## Frontage

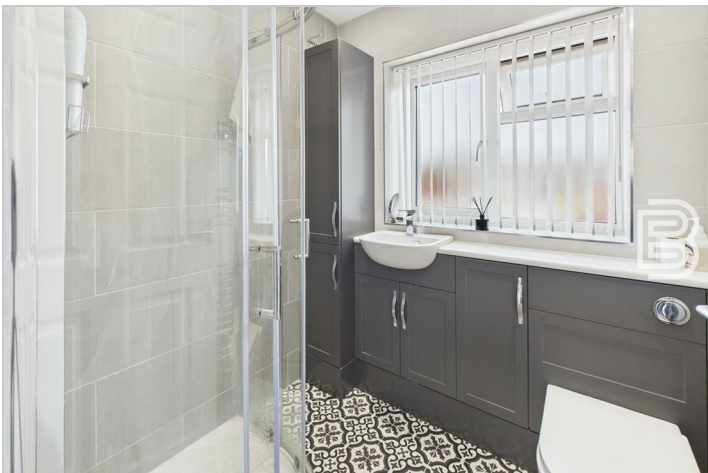
Lawned foregarden. Driveway for 3/4 vehicles laid to stones with additional raised stone section abutting. Gate into rear garden.

### Rear Garden

Enclosed to all sides by timber fencing. Gate onto driveway area. Additional gate leading to rear access with further parking area. Extensive wrap-around porcelain slab patio. Tiered composite decking section with outside power. Raised lavender borders along one side.

### 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



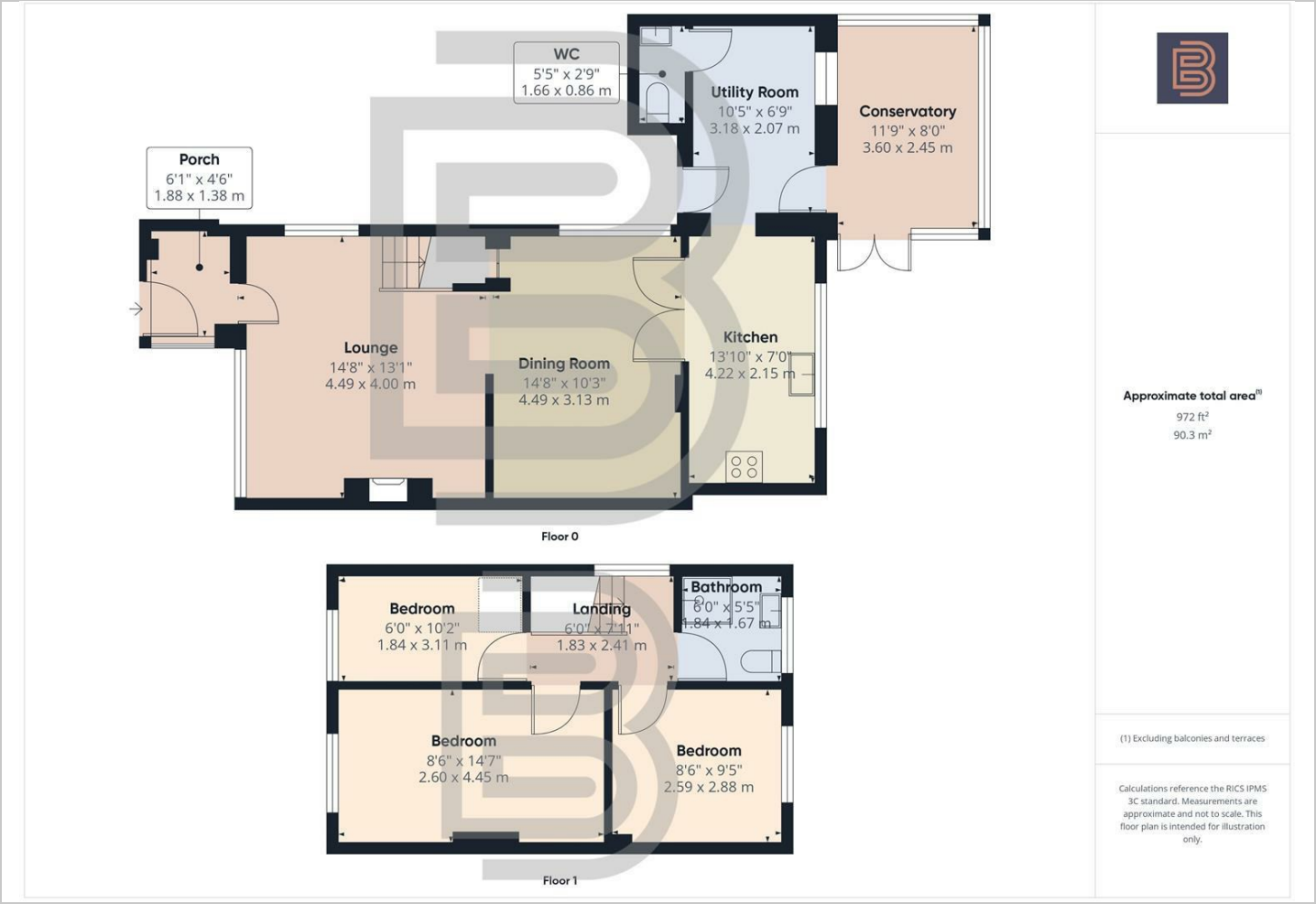
Hybrid Map



Terrain Map



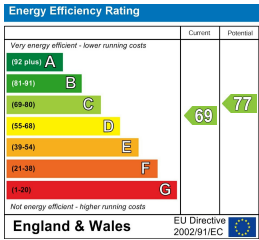
Floor Plan



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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