



Ellis Brooke



16 Longstork Road

Coton Park, Rugby, CV23 0GD

Guide price £350,000



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Hallway

Replacement composite front door with decorative central glazed section. LVT flooring. Stairs to first floor. Door to WC. Double doors to Lounge. Door to Dining Room. Radiator. Telephone point.

Lounge

20'1" x 11'6" (6.12m x 3.51m)

Two double glazed windows (one being a walk in bay window). Two radiators. Gas fire with hearth and surround. Coving.

Dining Room

11'10" x 11'1" (3.61m x 3.38m)

Double glazed window and double glazed French Doors out to the rear garden and patio. Doorway into Kitchen. Two radiators. Coving. LVT flooring.

Kitchen

11'10" x 8'8" (3.61m x 2.64m)

Double glazed window to the garden. Doorway into Utility. Full range of re-fitted base and eye level units with stylish work surfaces over, tiling to splashbacks and under cabinet lighting. Composite one and a half bowl sink/drainers with mixer tap. Fitted double oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for dishwasher. Tiled flooring.

Utility

6'5" x 4'9" (1.96m x 1.45m)

Composite door out to the side of the property

and rear garden. Radiator. Under-stairs cupboard. Wall mounted boiler. Space and plumbing for washing machine and dryer. Extractor. Work surface. Tiled floor.

WC

Low flush WC. Wash hand basin set upon small vanity unit. Extractor. Radiator. Wood effect flooring. Tiling to splashback.

Landing

Doors off to all four bedrooms plus family bathroom. Double glazed window to the rear garden. Loft access hatch. Over-stairs cupboard (housing hot water cylinder).

Bedroom One

11'11" x 9'8" (3.63m x 2.95m)

Two double glazed windows. Door to En Suite. Radiator. Fitted wardrobes.

En Suite

Double glazed window. Tiled shower cubicle, Low flush WC. Pedestal wash hand basin. Radiator. Shaver point. Extractor. Half height wall tiling.

Bedroom Two

11'4" x 10'1" (3.45m x 3.07m)

Two double glazed windows. Radiator. Fitted wardrobes.

Bedroom Three

11'5" x 7'11" (3.48m x 2.41m)

Double glazed window. Radiator. Fitted wardrobes. Picture rail.

Bedroom Four

8'10 x 6' (2.69m x 1.83m)

Double glazed window. Radiator.

Bathroom

6'11" x 6'6" (2.11m x 1.98m)

Double glazed window. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point. Tiling to splashbacks.

Frontage

Shallow low maintenance slate chippings.

Garage & Driveway

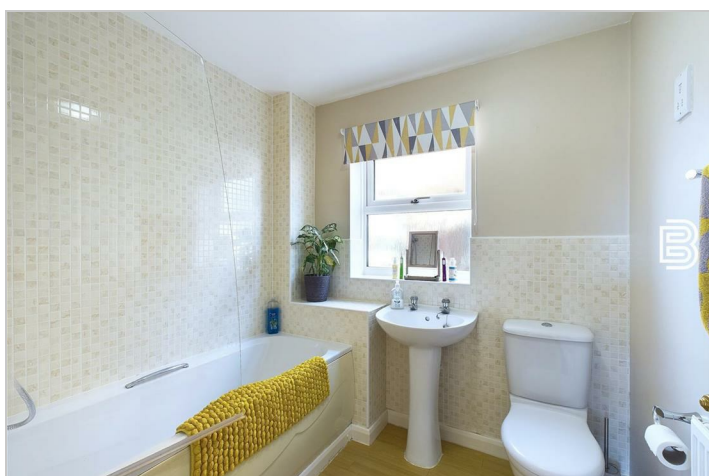
Driveway for up to three cars which leads to the single detached garage. Gate into rear garden. Electric car charger.

Garden

Primarily enclosed by timber fencing. Side gate. Additional side space ideal for bins with door into Utility. Full width path leading onto lawned area which has mature borders (shrubs and small trees)

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



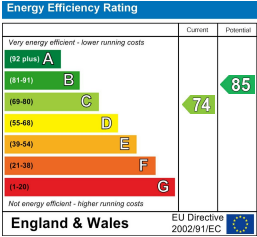
Floor Plan



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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