

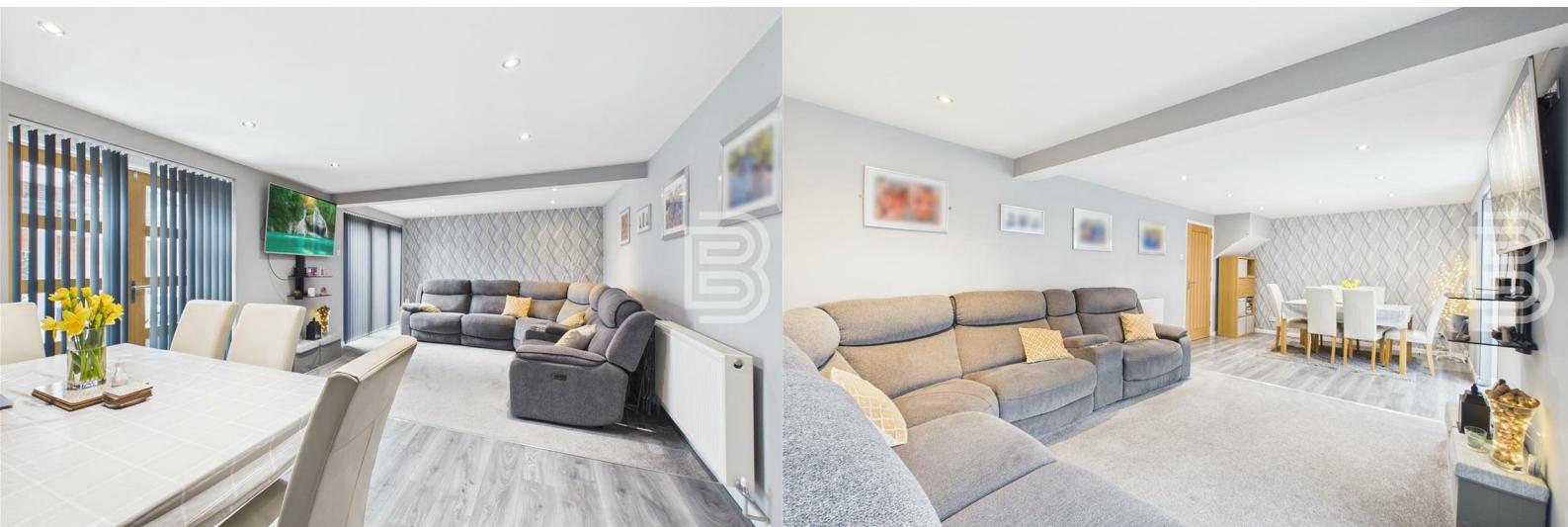


Ellis Brooke



17 Steeping Road
Long Lawford, Rugby, CV23 9SS

Guide price £385,000



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Hallway

Composite part glazed front door. Stairs to first floor. Radiator. Under-stairs storage. Doors off to Guest WC, Kitchen and Lounge/Dining Room. Wood effect flooring.

Kitchen

Double glazed window to the front aspect. Double glazed door into storage room. Range of base and eye level units with work surfaces over. Sink/drainer with mixer tap. Tiling to splashbacks. Under cabinet feature lighting. Space for cooker. Space and plumbing for washing machine and dishwasher. Stainless steel sink/drainer with mixer tap. Space for a fridge/freezer.

Guest WC

Low flush WC. Wash hand basin with vanity unit. Extractor. Wood effect flooring.

Lounge/Dining Room

Stylish part glazed double doors into Conservatory. Double glazed bi-fold doors out onto patio. Two radiators. Inset spotlights. Part of the room has wood effect flooring. Inset spotlights.

Conservatory

Double glazed and dwarf wall construction. Underfloor heating. French doors out to patio and garden. Wood effect flooring.

Landing

Double glazed window to the side aspect. Doors off to all 4 bedrooms and bathroom. Heated towel rail. Oversize loft access hatch with quality wooden foldaway ladder (loft has power and light connected with part boarding)

Bedroom One

Two double glazed windows to the front aspect. Radiator. Over-stairs cupboard.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Inset spotlights.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the front aspect. Tiled flooring. Double fully tiled shower cubicle. Panelled bath with mixer tap, Low flush WC. Wash hand basin with vanity unit. Extractor. Heated towel rail. Inset spotlights.

Frontage

Block paved off road parking plus tarmac area. Gated side access.

Storage Room

Electric roller door. Space for storage and/or bikes. Internal courtesy door though to Kitchen. Lighting.

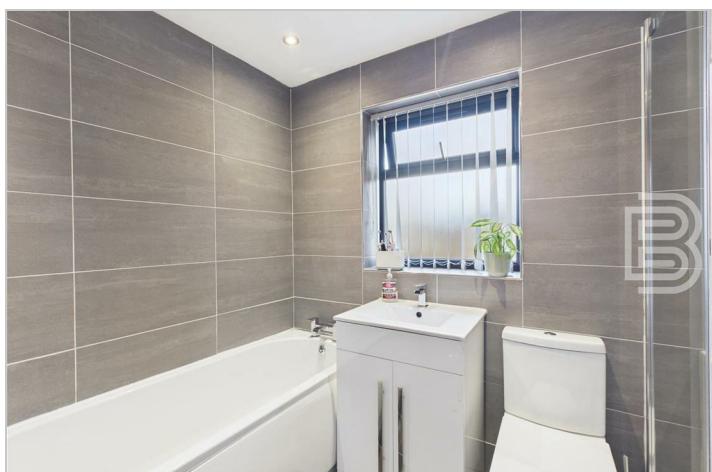
Rear Garden

Side access gate with covered walkway. Thin storage shed at the opposite side of the property. Full width sandstone patio leading to artificial grass with sunken trampoline. Small corner hard-standing. Enclosed by a mixture of timber fencing and brick wall.

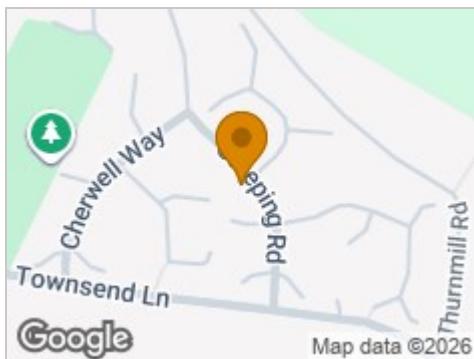
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advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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