



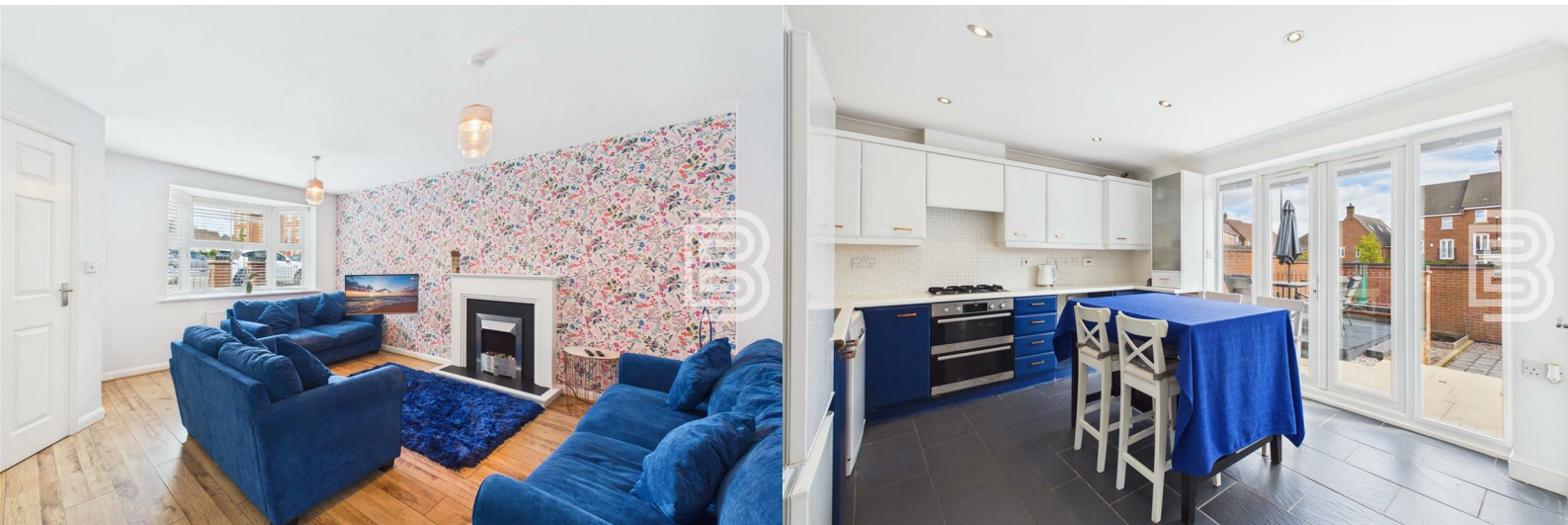
Ellis Brooke



40 Longstork Road

Coton Park, Rugby, CV23 0GD

Guide price £325,000



40 Longstork Road

Coton Park, Rugby, CV23 0GD

Guide price £325,000



Hallway

Composite front door into entrance lobby. Radiator. Stairs to first floor. Door into Lounge. Wood effect flooring.

Lounge

Double glazed bay window to the front aspect. Two radiators. Wood effect flooring. Under-stairs storage cupboard. Door to Kitchen. Electric fire with surround.

Kitchen/Diner

Double glazed French Doors to the rear aspect. Door to WC. Tiled flooring. Electric heater. Range of base and eye level units with work surfaces over and tiling to splashbacks. Sink/drainage with mixer tap. Integrated double oven with gas hob. Space and plumbing for dishwasher. Space for fridge/freezer. Space and plumbing for washing machine plus dryer. Inset spotlights.

Guest WC

Double glazed window to the rear aspect. Tiled flooring. Tiled walls. Low flush WC. Sink with vanity unit.

Landing

Stairs to top floor. Doors off to Bedroom 3, Bathroom and Bedroom 4 (or additional reception room). Double glazed window to the front aspect. Space for a desk area potentially. Radiator.

Bedroom Three

Double glazed window to the front aspect. Radiator. Door into Bathroom. Fitted wardrobes.

Jack & Jill Bathroom

Serves Bedroom 3 and the landing with 2 doors. Panelled bath. Low flush WC. Pedestal wash hand basin. Double glazed window to the side. Extractor. Shaver point. Radiator.

Bedroom Four / Reception Room

Currently used as a large office/living room, but could be a 4th bedroom. Juliet balcony with French Doors to the rear aspect. Electric fire with surround. Two radiators.

Top Floor Landing

Doors to bedrooms 1 and 2. Airing cupboard. Loft access hatch. Radiator.

Bedroom One

Double glazed window to the rear aspect. Radiator. Door to En-Suite. Fitted wardrobes.

En-Suite

Enclosed shower cubicle. Radiator. Pedestal wash hand basin. Extractor. Low flush WC. Tiling to splashbacks. Shaver point.

Bedroom Two

Double glazed window to the front aspect. Radiator. Door to En-Suite. Fitted wardrobes.

En-Suite

Enclosed double shower cubicle. Radiator. Extractor. Low flush WC. Pedestal wash hand basin. Shaver point. Tiling to splashbacks.

Front Garden

Enclosed by low level brick wall and pillars with metal railings, bushes and gate. Laid with slabs and stones. Leads onto the Driveway.

Driveway

Enclosed primarily by brick wall with railings plus metal gates to the front. Laid mainly to stones and extending all the way down the side of the property and garden. Providing parking for at least two cars along with provision for an EV Charger. Gate into rear garden.

Rear Garden

Enclosed by brick wall and some timber fencing. Courtesy door into the rear of the garage. Set over two levels with patio, artificial grass, stone section, steps and railings. Gate leading to the driveway.

Garage

Detached single garage with power and light connected. Metal up and over door. Courtesy door leading to the garden. Accessed through the adjacent drive-through archway.

Additional Parking

Space for another car directly in front of the garage (also accessed via the nearby archway)

Area Notes

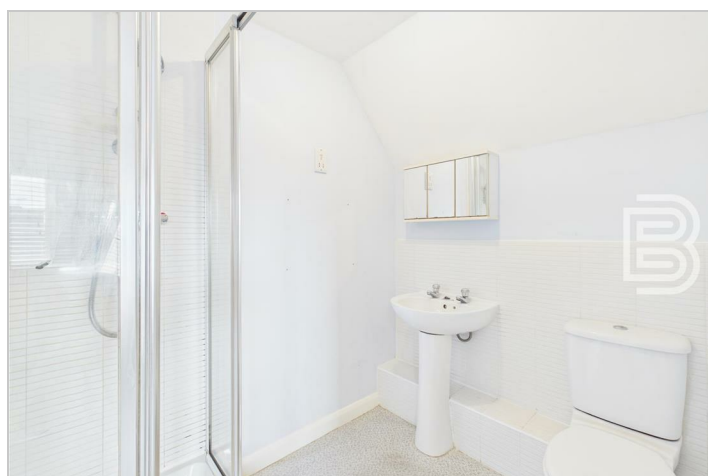
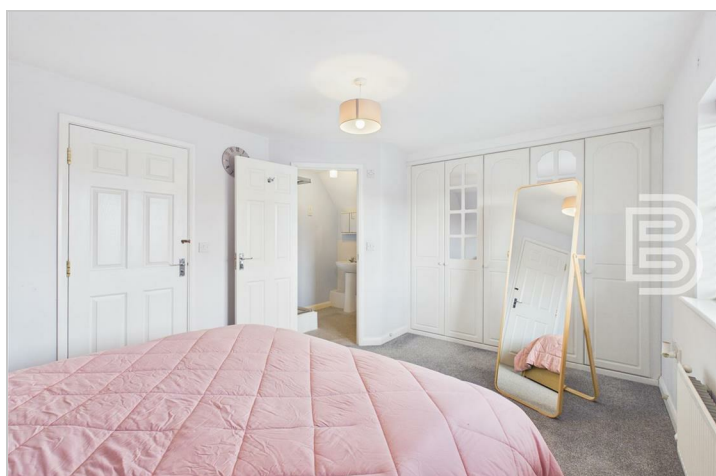
This property has an applicable annual

management/service charge of circa £370

This primarily covers the use and upkeep of the parking area

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.



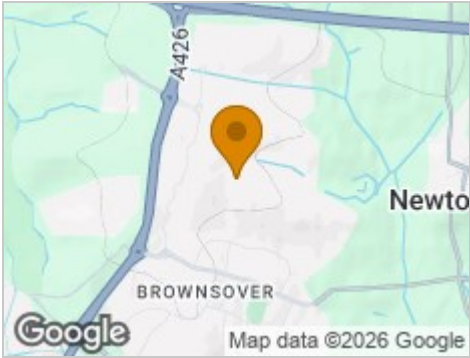
Road Map



Hybrid Map



Terrain Map



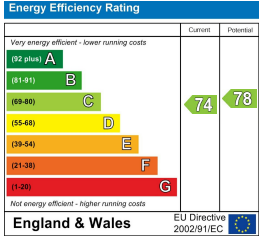
Floor Plan



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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk