



# Ellis Brooke



63 Townsend Lane  
Long Lawford, Rugby, CV23 9DG

**Guide price £259,950**



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#### Entrance Porch

4'3" x 4'9" (1.32m x 1.47m)

Accessed via a wooden front door. The entrance porch gives access through to.

#### Entrance Hall

5'6" x 13'7" (1.68m x 4.16m)

Accessed via a wooden front door, the entrance hall gives access to two useful under stairs storage cupboards. There are stairs that rise to the first floor and doors which give access through to.

#### Living Room

9'9" x 11'11" (2.98m x 3.64m)

With a bay window to the front elevation and a feature fireplace with a log burner set within. To the rear elevation of the room is an opening which gives access through to.

#### Dining Room

9'9" x 10'7" (2.99m x 3.25m)

A good size room that benefits from a feature fireplace with an open fire set within. There are double opening doors to the side elevation of the room which give access through to the inner lobby and to the rear elevation double opening doors which give access to the kitchen. The current owners are using the dining room as a further bedroom.

#### Inner Hallway

5'5" x 7'5" (1.66m x 2.28m)

With a window to the side elevation, a door which gives access to the utility, double opening doors giving access to the dining room and further to this a door to the rear elevation providing access to the kitchen.

#### Kitchen

15'11" x 11'1" (4.87m x 3.39m)

With a range of base and eye level units with a complementary worktop over along with further fitted storage cupboards. The kitchen has tiling to all splash back areas along with a tiled floor and within the room there is space for an American style fridge freezer. In addition, there is a fitted electric oven with four ring gas hob and extractor fan over. To the rear elevation there is a door which gives

access through to the conservatory and a set of double opening door doors which give access to a rear lobby.

#### Conservatory

7'5" x 14'1" (2.27m x 4.31m)

A good size room that benefits from dual aspect windows found both the rear and side elevations that provide a pleasant view over the garden.

#### Rear Lobby

10'7" x 3'4" (3.23m x 1.03m)

With windows to the rear elevation and a door which gives access to the garden.

#### Utility

5'6" x 20'0" (1.7m x 6.1m)

With a range of base and eye level units with a complementary worktop over. Within the room there is space and plumbing for a dishwasher and washing machine. To the front elevation there is a door which gives access through to.

#### WC

5'4" x 4'1" (1.63m x 1.25m)

With a low-level flush WC and wash hand basin.

#### 1st Floor Landing

The first floor landing benefits from a frosted window to the side elevation, provides access to the loft via a loft hatch, and in addition there are doors which give access through to all first floor accommodation.

#### Bedroom 1

8'11" x 12'5" (2.72m x 3.79m)

A good size double bedroom with a bay window to the front elevation. This bedroom further benefits from two fitted wardrobes.

#### Bedroom 2

10'2" x 10'8" (3.11m x 3.26m)

A double bedroom with a window to the rear elevation that provides a view over the garden.

#### Bedroom 3

6'0" x 6'8" (1.83m x 2.05m)

A single bedroom with a window to the front elevation.

## Bathroom

6'1" x 6'4" (1.87m x 1.94m)

With a suite that comprises a low level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. Within the bathroom the walls and floor are fully tiled and there is a frosted window to the rear elevation.

## Rear Garden

To the immediate rear of the home is a decked area which provides ample space for alfresco dining, and sits under a pergola. From here a bridge leads over a pretty garden pond to the remainder of the garden. There is a further area patio and pathway running the length of the garden. There are two further areas laid to artificial turf, and towards the rear a further patio. To the rear elevation of the garden there is a gate which gives access through to a service area where there is a useful cabin measuring 16ft x 16ft, which provides space for storage and could be converted to a multiple of uses. This mature rear garden further benefits from a range of mature shrubs, hedges and planting dispersed throughout.

## Front Garden and Parking

To the front of the home there is a good size driveway which is laid to a gravel stone and provides off-road parking for numerous vehicles. To the side elevation there is a well stocked planting board.

## Store

5'11" x 9'8" (1.81m x 2.95m)

A useful store with doors to the front elevation and accessed from the driveway.

## 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



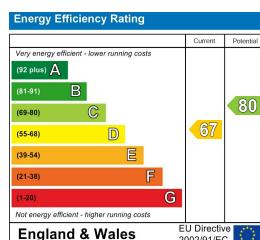
## Floor Plan



## 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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