



# Ellis Brooke



13 Linnell Road  
, Rugby, CV21 4AN

**Offers in excess of £240,000**



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## Porch

Enter via uPVC obscure glazed door. Electric consumer unit. Door into:

## Hall

Radiator. Smoke alarm. Loft hatch. Doors to further accommodation.

## Lounge

11'9 x 14'8 (3.58m x 4.47m)

uPVC double glazed bay window to front elevation. Radiator. Coal effect electric fireplace. Coving.

## Kitchen

9'9 x 8'5 (2.97m x 2.57m)

With a range of base and eye level units and roll top worksurfaces. Space for cooker. Space for washing machine. Space for fridge and freezer. Built in sink with drainage board and separate taps. Wall mounter Worcester boiler. Two uPVC windows one to the side and one to the rear elevation. Tiled splashbacks and laminate flooring. Radiator. Door into:

## Conservatory

9'8 x 9'3 (2.95m x 2.82m)

Dwarf wall and uPVC glazing. uPVC door to rear garden.

## Bedroom One

12'1 x 9'4 (3.68m x 2.84m)

uPVC window to front elevation. Radiator. Built in wardrobes. Coving

## Bedroom Two

10'7 x 8'4 (3.23m x 2.54m)

uPVC window to rear elevation. Radiator. coving

## Bathroom

5'9 x 6'8 (1.75m x 2.03m)

Quadrant shower cubicle with mixer shower inset. Low flush wc. Wash hand basin built in to vanity cupboard and mixer taps. Obscure double glazed window to rear elevation. Radiator. Tiled walls

## Rear Garden

Mainly laid to lawn with mature borders, fencing to boundaries, patio outside rear of property and access to side of property and garage,

## Garage

Up and over door.

## Front Garden

Dwarf wall retaining front and side boundary.

## Driveway

Providing off road parking for several vehicles.



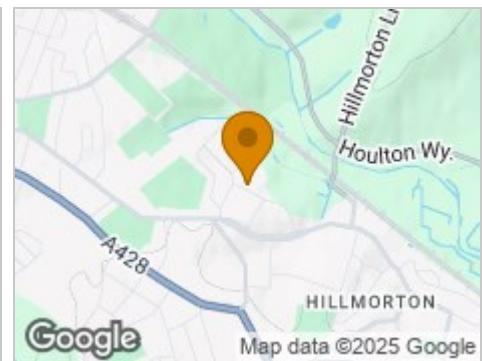
## Road Map



## Hybrid Map



## Terrain Map



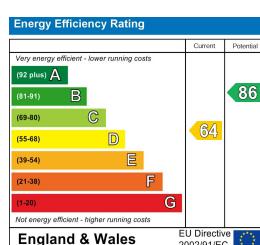
## Floor Plan



## 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.



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