



# Ellis Brooke



## 40 Mindaro Way

Ashlawn Gardens, Rugby, CV22 5GJ

**Offers in excess of £499,750**



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## Entrance Hall

Accessed via a composite front door, the entrance hall benefits from a fully tiled floor throughout, gives access to a useful under stairs storage cupboard along with an additional cloaks and shoes cupboard. There are stairs that rise to the first floor and doors which give access through to the living room and kitchen family room.

## Living Room

9'8" x 17'3" (2.95m x 5.26m)

A bright and airy room with a window to the front elevation providing a view over the driveway.

## Kitchen/Dining/Family Room

21'11" x 12'4" (6.69m x 3.78m)

A very generously sized room occupying the rear elevation of the property that is neatly defined into three separate areas of kitchen, living and dining. There is a continuation of the tiled floor found in the entrance hall and to the rear elevation there is a window and double opening doors which give a view over and access to the garden. The kitchen area itself comprises of a range of bases and eye level units with a complementary worktop over. There are fitted appliances which include a fridge freezer, dishwasher, electric oven and four ring gas hog with extractor fan over. To the side elevation there is a door which gives access through to.

## Utility Room

5'9" x 8'11" (1.76m x 2.72m)

With a range of base and eye level units with a complementary worktop over. There is space and plumbing for a washing machine and tumble dryer. To the rear elevation there is a door giving access to the outside and from the utility there is a door giving access through to.

## WC

5'9" x 3'2" (1.76m x 0.98m)

With a low-level flush WC and wash hand basin with tiling to the splash back area.

## 1st Floor Landing

The first floor landing provides access to the loft via a loft hatch and in addition gives access to a useful airing cupboard. Further to this there are doors giving access to all first floor accommodation.

## Bedroom 1

10'6" x 12'0" (3.21m x 3.67m)

A spacious double bedroom that benefits from having two sets of fitted wardrobes, a window to the rear elevation which gives a view over the garden and its own ensuite.

## Ensuite

7'2" x 4'6" (2.2m x 1.39m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas and a wall mounted radiator.

## Bedroom 2

10'2" x 10'11" (3.11m x 3.35m)

A good sized double bedroom with a window to the front elevation. This bedroom further benefits from having fitted wardrobes.

## Bedroom 3

9'8" x 14'1" (2.95m x 4.3m)

A generously sized double bedroom with a window to the front elevation, this bedroom further benefits from having its own fitted wardrobe.

## Bedroom 4

10'1" x 8'9" (3.09m x 2.68m)

A double bedroom with a window to the rear

elevation, providing a view over the garden. This bedroom benefits from having a fitted wardrobe.

### Bedroom 5

6'8" x 7'7" (2.05 x 2.32m )

A single bedroom that is used by the current owners as a home office, that benefit benefits from a window to the front elevation.

### Bathroom

6'10" x 8'9" (2.1m x 2.69m)

With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and shower cubicle. The walls are part tiled and to the rear elevation is a frosted window.

### Rear Garden

To the rear of the home is a private enclosed garden, enclosed to all elevations with fencing. The immediate rear of the home there is a small patio area with the remainder of the garden being laid to lawn. To the side there is a paved pathway, which gives access to the front of the home.

### Driveway and Front Garden

There is a block paved driveway which provides off-road parking for several vehicles. The driveway provides access to the properties garage. In addition an area of the front garden has been laid to lawn with an additional planting area.

### Garage

10'0" 19'10" (3.06m 6.06m)

The garage has a manual up and over door to the front elevation and has light and power connected.

### Solar Panels

This property benefits from an array of owned solar panels. In total, there are six panels.

### 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



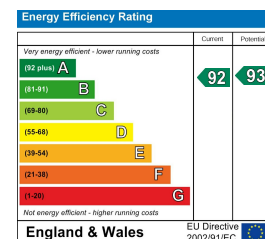
## Floor Plan



## 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.



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