



Ellis Brooke



32 Loverock Crescent

Hillmorton, Rugby, CV21 4AS

Guide price £290,000



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Hallway

Composite part glazed front door. Stairs to first floor. Under-stairs cupboard. Door to Kitchen. Door to Lounge/Diner. Radiator.

Lounge/Diner

Double glazed bay window to the front aspect. Double glazed door and window to the rear aspect. Stripped wood floor. Three radiators. Gas fire with tiled surround. Coving.

Kitchen

Double glazed window to the rear aspect. Wooden part glazed door into Lean-To. Under-stairs pantry cupboard. Full range of newly fitted base and eye level units with work surface over and tiling to splashbacks. Stainless steel sink/drainer. Integrated fridge. Integrated oven, hob and extractor. Cupboard housing Baxi boiler. Space and plumbing for a washing machine.

Lean To

Standard uPVC and double glazed construction with a door to the front aspect and one to the side/rear. Folding door with WC & sink. Space for further appliance such as tumble dryer.

Landing

Double glazed window to the side aspect. Doors to all three bedrooms. Door to Bathroom. Door to WC. Loft access hatch.

Bedroom One

Double glazed bay window to the front aspect. Radiator. Two built in cupboards.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Built in cupboard. Wood flooring.

Bedroom Three

Double glazed window to the front aspect. Radiator. Over-stairs cupboard. Wood flooring.

Bathroom

Double glazed window to the rear aspect. Airing cupboard. Enamelled bath with shower over. Pedestal wash hand basin. Radiator. Wood effect flooring. Tiling to splashbacks.

WC

Double glazed window to the side aspect. Low flush WC. Wood effect flooring.

Front Garden

Generous lawned frontage enclosed by hedging to three sides. Borders and plants. South facing & private.

Driveway

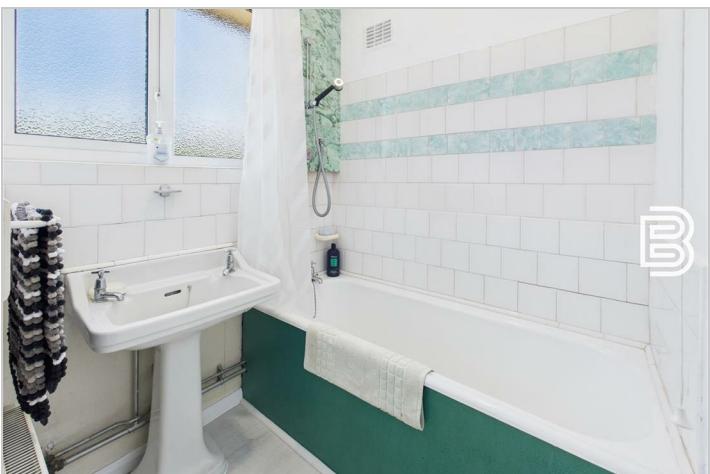
Concrete driveway for at least 2 vehicles which leads to single garage.

Garage

Wooden doors. Wooden courtesy door into the rear yard area.

Rear Yard

Enclosed by timber fencing. Lawned section with soil borders on two sides with central pathway. Two chamber brick built outhouse to the side.



Road Map



Hybrid Map



Terrain Map



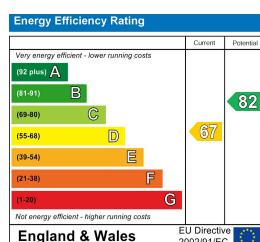
Floor Plan



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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