



# Ellis Brooke



## 41 Norton Leys

, Rugby, CV22 5RJ

**Guide price £250,000**





# 41 Norton Leys

, Rugby, CV22 5RJ

Guide price £250,000



## Porch

Double glazed door into Porch area. Double glazed window to the side. Door to WC. Door into main hallway.

## WC

Low flush WC. Wash hand basin with storage below. Double glazed window. Radiator. Tiling to splashbacks.

## Entrance Hallway

Stairs to first floor. Door to Kitchen. Door to Lounge. Door to two Bedrooms (one could be used as a Dining Room). Radiator. Under-stairs storage cupboard.

## Lounge

Sliding patio doors to the garden. Radiator. Fireplace area. Coving.

## Kitchen

Double glazed door and window to the patio and garden. Pantry/storage cupboard. Several base and eye level units with work surface over and tiling to splashbacks. Space for a cooker. Space for a washing machine. Space for a fridge. Sink/drainage.

## Bedroom

Full height double glazed window to the front aspect. Could be used as a Dining Room if required. Radiator. Coving.

## Bedroom

Double glazed window to the front aspect. Radiator.

## Landing

Double glazed window to the side aspect. Recessed and stepped area with wall mounted Worcester boiler and access to eaves storage area.

## Bedroom

Double glazed window to the front aspect. Radiator. Eaves storage cupboard.

## Shower Room

Double glazed window to the side aspect. Airing cupboard. Enclosed shower cubicle. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

## Front Garden

Enclosed by hedges and low level chain fence with a small metal gate. Pathway leading diagonally bisecting front lawn.

Opens through to the side and rear garden areas.

## Side Garden

Also lawned and enclosed with hedge. Opens through to rear garden area.

## Rear Garden

Enclosed by a mixture of timber fencing and hedges. Full width patio. Three steps to main lawned area with various flower and shrub borders.

Leads onto driveway area, hard-standing and garage.

### Parking

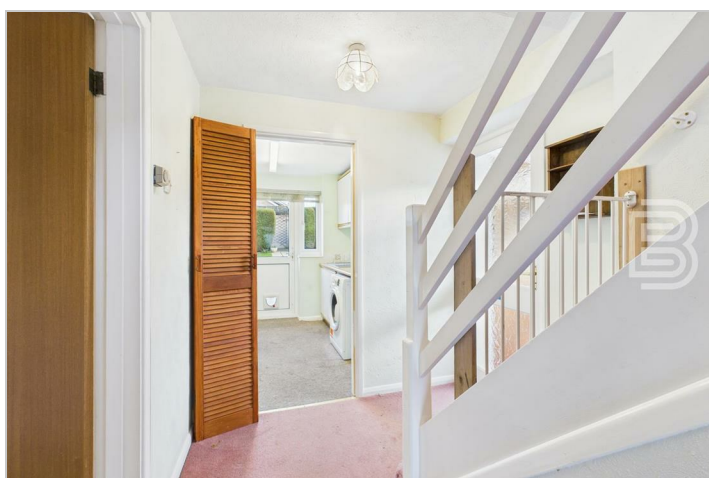
Located along the side of the property. Side-by-side parking for 2 cars. Leads through to further hard-standing area abutting the garage. Wooden gates.

### Garage

Larger than average detached garage. Metal up and over door. Courtesy door to the side.

### Money Laundering Regulations

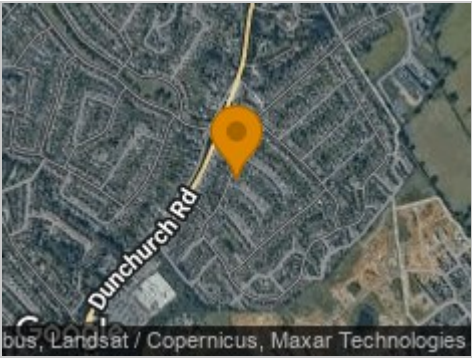
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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



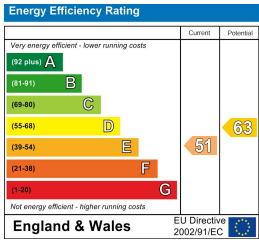
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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