Ellis Brooke

120 Lawford Lane

Bilton, Rugby, CV22 7JT

Offers in excess of £300,000

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Entrance Lobby
Double glazed front door. Internal door to Lounge/Diner.

Lounge/Diner
Double glazed French Doors and windows to the rear garden. Three radiators. Door to Kitchen. Door to Family Room/Bedroom 4. Stairs to first floor. Bar area to one corner. Door to rear lobby. Partial wall wood panelling. Gas fire with surround.

Kitchen
Double glazed window to the front aspect. Tiled flooring. Door to inner lobby. Range of base and eye level units with work surface over and tiling to splashbacks. Sink/drainer with mixer tap. Under cabinet lighting. Integrated double oven and gas hob. Space for a fridge/freezer. Space for a dryer.

Inner Lobby
Double glazed door to the driveway. Two storage cupboards (one has space and plumbing for a washing machine).

Family Room / Bedroom 4
Two double glazed windows. Versatile usage as either a reception room or a downstairs bedroom. Wall mounted heater.

Rear Lobby
Doors to WC & Shower Room

WC
Double glazed window. Pedestal wash hand basin. Low flush WC. Radiator.

Shower Room
Double glazed window. Shower area. Fully tiled. Radiator.

Landing
Double glazed window to the side aspect. Doors off to 3 bedrooms and bathroom. Loft access hatch. Cupboard housing combination boiler.

Bedroom One
Double glazed window to the rear aspect. Radiator. Built in cupboard.

Bedroom Two
Double glazed window to the front aspect. Radiator. Fitted wardrobes with sliding doors.

Bedroom Three
Double glazed window to the side aspect. Radiator.

Bathroom
Double glazed window to the side aspect. Panelled bath with shower over. Heated towel rail. Extractor. Fully tiled walls. Pedestal wash hand basin. Low flush WC.

Frontage & Driveway
Lawned fore garden. Substantial block paved driveway affording parking for multiple vehicles. Gated side access leading to the garden.

Tel: 01788 221242

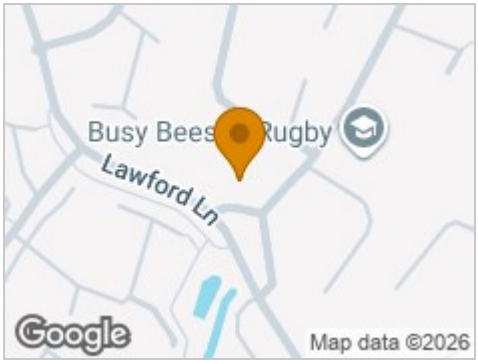
Rear Garden

Fully enclosed by quality timber fencing. Side access gate. Two patio areas plus a small shed with hard-standing. Low maintenance borders.

Money Laundering Regulations

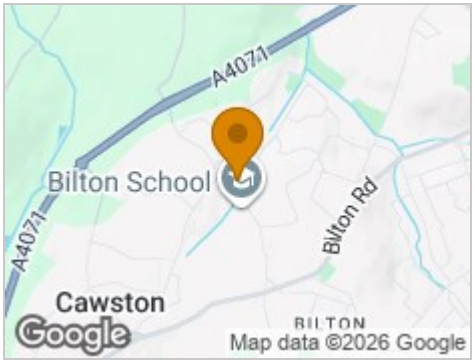
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML)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

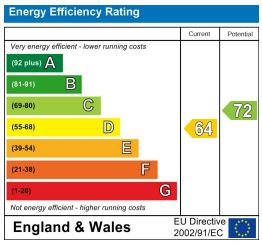


Floor Plan

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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