



Ellis Brooke



5 Rugby Road

Church Lawford, Rugby, CV23 9EL

Asking price £395,000



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Summary

A four bedroom detached home sat on a generous plot that has plenty of potential to extend. It is located on the edge of Church Lawford with easy access to both Rugby & Coventry. There is a detached double garage with electric up and over door and off road parking for several vehicles. Inside the property there are three reception rooms, kitchen and utility, downstairs WC. Upstairs there are four bedrooms with a family bathroom. there is no onward chain and viewers should be aware that the property has electric storage heaters and is in need of modernisation.

Location

Church Lawford is a peaceful village situated around 5 miles to the west of Rugby. The village is ideally placed for access to the excellent road networks, which include the M1, M6 and M69 Motorways. There is also a frequent train service from Rugby station arriving in London Euston in just under 50 minutes.

Entrance Hall

Enter via uPVC door. Electric storage heater, Stairs to first floor. Doors to further accommodation.

Sitting Room

18'5 x 9'7 (5.61m x 2.92m)

uPVC window to the front and side elevation. Captains window to the front elevation. Electric heater. Electric fireplace. Service hatch to kitchen. Coving.

Lounge

25'9 x 12'1 (7.85m x 3.68m)

uPVC bay window to the front and sliding doors to

the rear. Electric fireplace. Electric heater. Coving and door into:

Dining Room

8'11 x 11'8 (2.72m x 3.56m)

uPVC window to the rear elevation. Serving hatch to kitchen. Electric fireplace.

Kitchen

8'11 x 16'5 (2.72m x 5.00m)

A range of base and eye level units. Built in sink. Space for cooker. Door into:

Rear Lobby

Doors to WC and Utility room. Door into garden.

WC

6'3 x 3'0 (1.91m x 0.91m)

Low flush WC. uPVC obscure window to the rear elevation.

Utility Room

6'9 x 7'7 (2.06m x 2.31m)

Built in sink with separate taps. Space and plumbing for washing machine. Window to the rear elevation.

Stairs & Landing

uPVC window to the front elevation. Window to the rear elevation. Doors to further accommodation. Storage cupboard. Loft hatch.

Bedroom One

12'1 x 17'5 (3.68m x 5.31m)

Built in wardrobes. Window to the rear elevation. Electric heater.

Bedroom Two

12'1 x 9'9 (3.68m x 2.97m)

uPVC window to the front elevation. Electric heater. Built in wardrobe.

Bedroom Three

11'3 x 9'7 (3.43m x 2.92m)

uPVC window to the front elevation. Electric heater.

Bedroom Four

8'5 x 8'0 (2.57m x 2.44m)

Window to the rear elevation.

Bathroom

5'9 x 8'0 (1.75m x 2.44m)

Window to the side elevation. Single panel bath. Electric shower. Wash hand basin with pedestal and separate taps. Low flush WC. Heater.

Gardens

The majority of garden space is to the side of the property, there is a smaller rear garden that leads to another smaller side garden but the main garden area leads to the double garage. It is screened at the front by trees and there is a wrought iron gate at the front with a pathway leading to the front door.

Double Garage

Electric up and over door. Light and power.

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



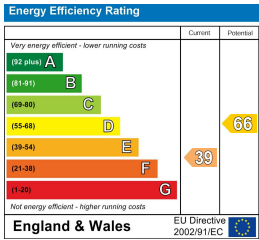
Floor Plan



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.



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