Ellis Brooke



16 Vicarage Lane

Dunchurch, Rugby, CV22 6QP

Guide price £525,000

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Summary

A four bedroom detached bungalow in need of modernisation and sold as seen. The bungalow sits on a quiet road in the sought after area of Dunchurch. There is a shared driveway to the front leading to a storm porch, entrance hall, lounge, dining room, kitchen, four bedrooms, two with en suites, bathroom, utility room, double garage, enclosed rear garden and no onward chain.

Location

Dunchurch is one of the most sought after villages near Rugby, known for its character and conservation setting. The centre features historic buildings, some dating back to the 15th century, and links to the Gunpowder Plot. Today it offers a good mix of day to day amenities including shops, pubs, a GP surgery and library. Nearby Draycote Water and local golf courses provide plenty of outdoor options. Well regarded schools and strong transport links, including fast trains to London, make it a practical choice .

Storm porch

Large tiled floor area for seating under a covered PVC cladded roof and leading to front door.

Entrance hall

9'2 x 8'0 (2.79m x 2.44m)

Enter via obscure glazed door. Radiator. Storage cupboard. Doors to further accommodation.

Living room

18'1 x 14'8 (5.51m x 4.47m)

Window to front elevation. Sliding door to rear elevation. Radiator.

Dining room

9'4 x 12'0 (2.84m x 3.66m)

Window to rear elevation. Radiator.

Kitchen

8'10 x 19'0 (2.69m x 5.79m)

With a range of base and eye level units. Built in cupboard. Wall mounted boiler. Window to the rear and door to the side elevation. Built in sink. Built in cooker and hob. Space for fridge/freezer and dishwasher and further sink. Radiator.

Rear lobby

Doors to further accomodation.

Bathroom

5'6 x 7'0 (1.68m x 2.13m)

Built in bath. Sink and low flush wc. Built in airing cupboard. Window to front elevation.

Bedroom Two

11'8 x 12'7 (3.56m x 3.84m)

Window to side elevation. Radiator. Door into

En suite

5'11 x6'10 (1.80m x2.08m)

Low flush wc. Wash hand basin. Shower with mixer shower. Window to the side. Radiator.

Bedroom Four
8'8 x 11'9 (2.64m x 3.58m)
Window to rear. Radiator.

Bedroom Three
10'6 x 9'8 (3.20m x 2.95m)
Window to side. Radiator.

Utility room
Space and plumbing for washing machine and dryer. Window. Radiator. Built in sink and taps.

Main bedroom
12'6 x 12'3 (3.81m x 3.73m)
Window. Radiator. Door into:

En suite
4'1 x 9'6 (1.24m x 2.90m)
Low flush wc. Sink. Shower cubicle. Window.

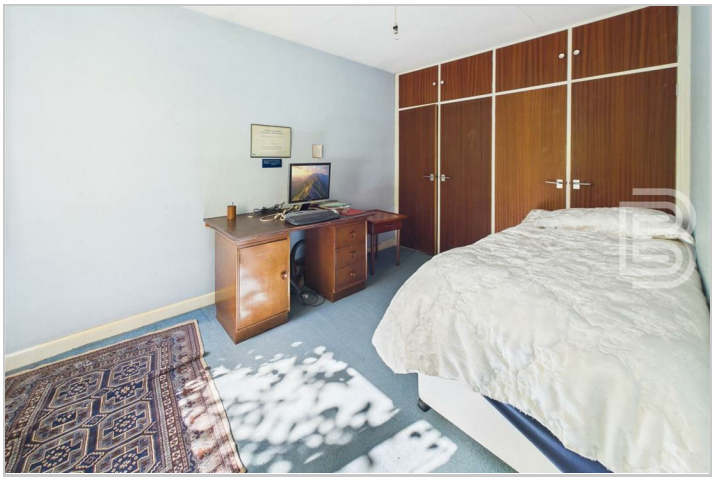
Double garage
Up and over door. Door to rear accessing back garden. Electric consumer unit.

Front and parking
Retained by brick wall, there is a lawned area at the front, tarmac drive way leading to garage and front with a pathway and further lawned area before the storm porch.

Rear garden
Overgrown rear garden with trees to the rear and retained by walls.

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



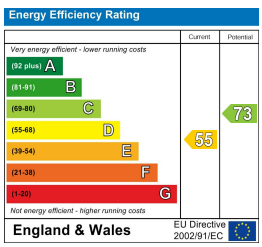
Floor Plan



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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