



Ellis Brooke



44 Lennon Close

Hillmorton, Rugby, CV21 4DT

Guide price £250,000



44 Lennon Close

Hillmorton, Rugby, CV21 4DT

Guide price £250,000



Hallway

Composite front door with double glazed panel and frosted full height double glazed window. Wood effect flooring. Stairs to first floor. Radiator. Door into Lounge.

Lounge

Double glazed window to the front aspect. Radiator. Under-stairs cupboard. Opens through to Kitchen/Diner. Fireplace area.

Kitchen/Diner

Double glazed French Doors and double glazed window to the rear aspect. Radiator. Wood effect flooring. Inset spotlights (to kitchen section). Full range of high gloss base and eye level units with work surfaces over, under cabinet feature lighting and kickboard illumination. Tiling to splashbacks. Sink/drainage with mixer tap. Integrated fridge and freezer. Integrated slimline dishwasher. Integrated washing machine. Integrated oven with hob and extractor. Wall mounted combination boiler.

Landing

Doors off to all three bedrooms. Door to bathroom. Storage cupboard (former airing cupboard). Loft access hatch with pull down ladder and light connected.

Bedroom One

Double glazed window to the front aspect. Radiator. Built in cupboard.

Bedroom Two

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

Bedroom Three

Double glazed window to the front aspect. Radiator. Wood panelling to one wall.

Bathroom

Double glazed window to the rear aspect. Fully tiled walls and floor. Underfloor heating. Panelled bath with shower over. WC and wash hand basin set into vanity unit. Inset spotlights. Extractor. Heated towel rail.

Frontage

Landscaped low maintenance frontage with stones and sandstone central pathway leading to canopy porch. Access gate into rear garden located along the side of the property.

Rear Garden

Split level garden (set over three sections with steps)

Initial decked and covered section with wood fencing. Steps leading down to middle tier which has a gate to the side and a wooden lean-to style storage shed.

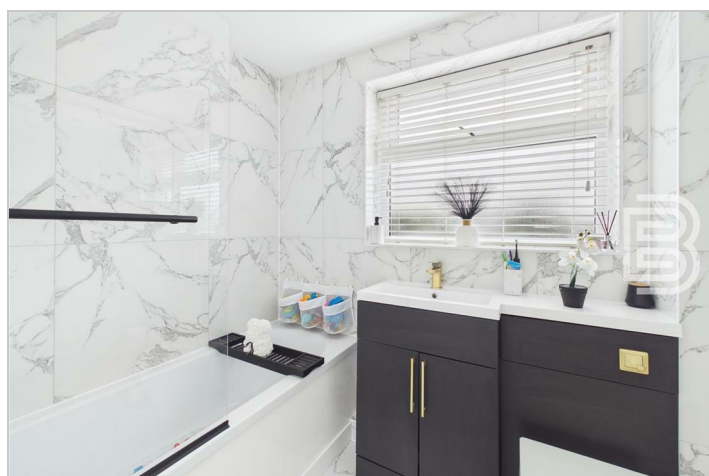
Third section is laid to artificial grass with timber fencing around and edged with sleepers.

Parking

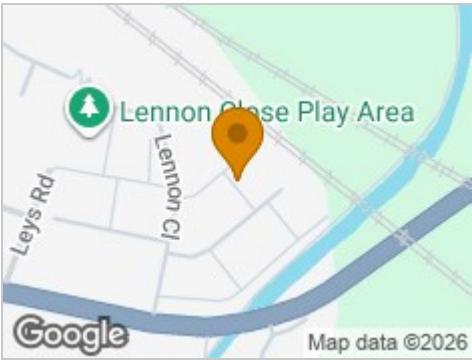
Allocated parking space accessed to the rear of the property with additional large visitor parking area.

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



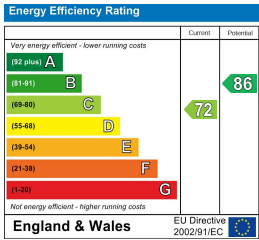
Floor Plan



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



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