Ellis Brooke

45 Main Street

Long Lawford, Rugby, CV23 9AZ

Guide price £210,000

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Dining Room
Double glazed front door with double glazed window above. Wood effect flooring. Radiator. Double glazed window to the front aspect. Decorative cast iron fireplace. Door to Living Room. Small meter cupboard.

Living Room
Double glazed window to the rear aspect. Door to Kitchen. Radiator. Doorway to stairwell. Under-stairs cupboard. Wood burner set into chimney breast area. Coving.

Kitchen
Double glazed window to the side aspect. Doorway to Rear Lobby. Range of high gloss base and eye level units with wooden work surfaces over and tiling to splashbacks. Integrated dishwasher. Integrated oven with gas hob and extractor. Stainless steel sink drainer with mixer tap. Integrated fridge.

Rear Lobby
Double glazed door to the rear garden. Door to Utility/WC. Heated towel rail.

Utility with WC
Double glazed window. Low flush WC. Wall mounted wash hand basin. Work surface with full height storage cupboard. Under-counter space and plumbing for a washing machine. Under-counter space for a freezer. Radiator.

Stairwell
Wood panelling to the walls.

Landing
Doors to both bedrooms. Door to bathroom. Radiator. Wood panelling. Loft access hatch (with pull down ladder)

Bedroom One
Double glazed window to the front aspect. Radiator. Over-stairs cupboard. Decorative cast iron fireplace.

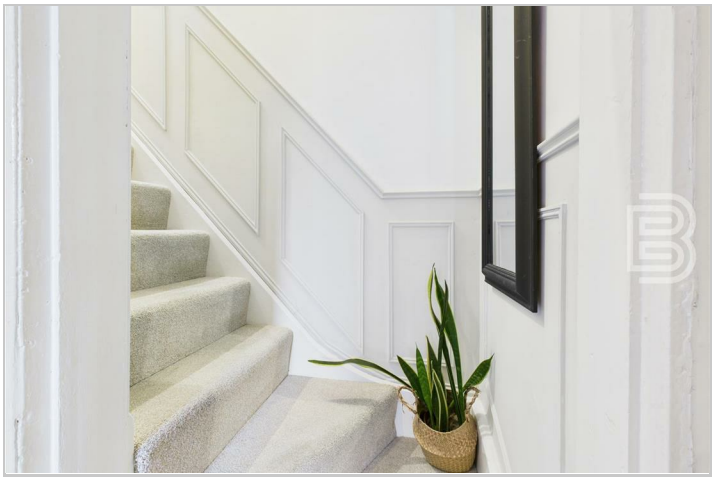
Bedroom Two
Double glazed window to the rear aspect. Radiator. Over-stairs cupboard. Decorative cast iron fireplace.

Bathroom
Double glazed window. Heated towel rail. Airing cupboard housing Worcester combination boiler. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Majority tiled walls.

Rear Garden
Enclosed primarily by timber fencing. Gate leading to side accessway. Initial blue brick side return. Small square decked section. Majority of garden is laid to lawn with borders. Pathway along one side of the lawn which leads to picket fence with small gate. Good size shed.

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

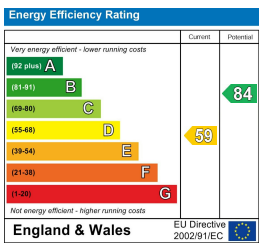
Terrain Map

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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