



Grindal Place, Cawston, Rugby
Offers Over £350,000

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Crowhurst Gale are pleased to present this superb William Davis home 'The Calder' set within a quite cul-de-sac in the highly sought after area of Cawston. Cawston is located on the western outskirts of Rugby town centre. and near by Bilton village provides a comprehensive selection of shops and amenities including butchers, public houses, big chain supermarkets, bus routes to Rugby town centre and excellent local schooling for all ages. This beautiful semi detached home comprises; Entrance hall, guest wc, lounge with French doors to the garden, extremely well appointed and spacious open plan kitchen/ Diner, utility room, four bedrooms with ensuite to master, family bathroom. To the side of the property is a gated block paved drive leading to the garage. Viewing is highly recommended for this premium home.

Frontage

Small fore-garden with hedging and wrought iron railings. Block paved parking area with double gates leading to the rear garden and garage.

Hallway

Stairs rising to the first floor, radiator. Doors to WC, lounge/kitchen/diner.

Guest Cloakroom

Fitted with a WC. Wash hand basin, tiled to back-splash. Radiator and extractor.

Lounge 21'1" x 11'5" (6.44 x 3.50)

Double glazed window to the front aspect, two radiators and double glazed French doors to the rear garden. Feature living flame gas fireplace.

Kitchen/Dining Room 21'1" x 18'2" max narrowing to 10'2" (6.43m x 5.54 max narrowing to 3.10m)

Superb contemporary fully fitted kitchen with a range of eye & base level units to include a one & half bowl sink with mixer tap, integrated double electric oven, microwave, four ring gas hob, extractor hood, fridge, freezer and dishwasher. Double glazed window over looking the rear garden. Space for dining table and further double glazed window to front. Door to the utility.



Utility Room 6'7" x 8'10" (2.02 x 2.70)

Fitted with matching units as the kitchen. There is a single bowl sink, space for a dryer, plumbing for a washing machine, half glazed door to the rear garden.

Landing

Loft hatch, radiator, airing cupboard. Doors to:

Bedroom One 11'6" x 18'2" max narrowing 11'9" (3.53 x 5.55 max narrowing 3.59)

Fitted with two double wardrobes and radiator. Two double glazed window's to the front aspect. Door to the en-suite.

En-Suite

Fitted with a tiled shower enclosure, low level flush wc, wall mounted hand wash basin, extractor, tiling to back-splash areas, heated towel rail, shaver point and obscure double glazed window.

Bedroom Two 12'9" x 11'6" (3.90 x 3.53)

Built-in double wardrobe with hanging rail and shelving. Radiator. TV aerial point. Double glazed leaded window to front elevation.

Bedroom Three 9'3" x 10'5" max (2.83 x 3.18 max)

Radiator. TV aerial point. Double glazed leaded window to the rear elevation.

Bedroom Four 8'9" x 8'1" (2.69 x 2.48)

Radiator. TV aerial point. Double glazed leaded window to the rear elevation.

Bathroom

White suite comprising pedestal wash hand basin with mixer tap, close coupled w.c. and panelled bath with mixer tap, fitted Mira shower over and glazed shower screen. Full height wall tiling around bath and shower areas, with half height splash-backs to basin and w.c. Heated towel rail. Extractor fan. Shaver point. Recessed down-lighters. Opaque double glazed window to rear elevation there is also a useful shelf.

Rear Garden

Laid to lawn with patio area and bedding borders. Wooden double gates leading to front of property for vehicular access.

Gated Parking & Garage

Of brick construction under a pitched tiled roof with up and over access door, power and light connected. Block paved off Parking in front of garage and down the side of the property behind twin timber gates.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Tenure

Freehold

Tax Band

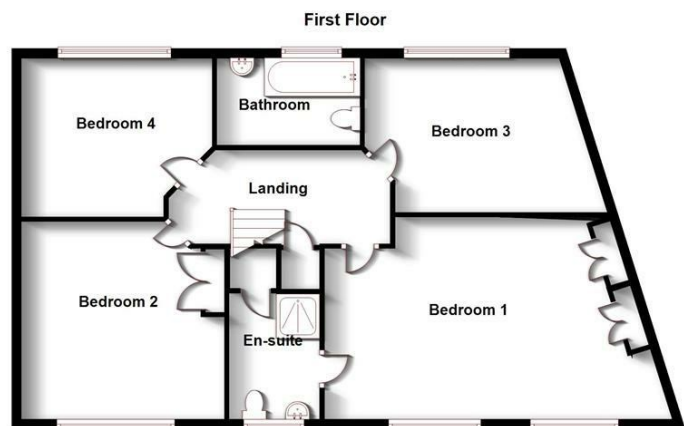
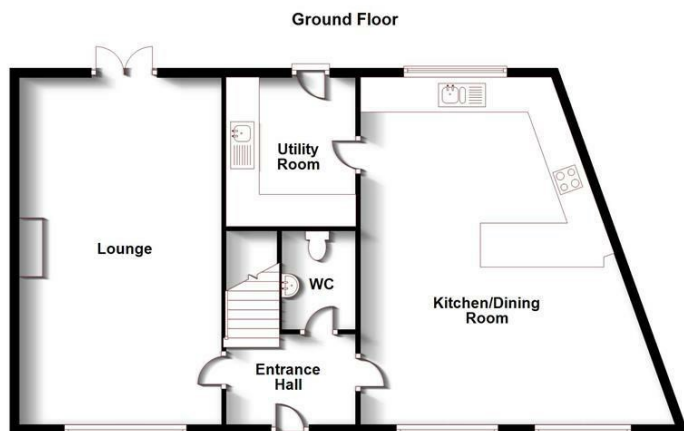
Tax Band: E

Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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