



Aikman Green, Rugby, Warwickshire
Guide Price £339,950



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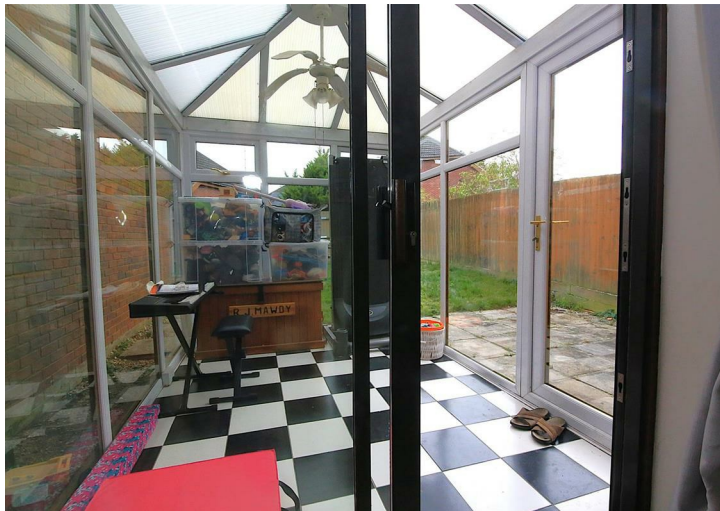
Crowhurst gale are delighted to present this three bedroomed detached family home in the popular village of Grandborough. The property benefits from gas central heating & Upvc double glazing and briefly comprises; hall, lounge, dining room, conservatory, kitchen, WC. En-suite, bathroom. Gardens, garage. Situated in an exclusive development overlooking a large green.

Location

Grandborough is a popular village six miles south of Rugby. The village enjoys a thriving community spirit with plenty of local events centred around the church, the village hall and the popular public house. Day-to-day shopping can be found in the villages of Dunchurch or Braunston, both around a five-minute drive away by car and a wider range of shopping can be found in Rugby, Daventry and Leamington Spa. Draycote Country Park is only a couple of miles away and here one can pursue sailing, canoeing or trout fishing. Grandborough also provides good access to the A45, A5, M1, M40 and M6. As well as the excellent road network surrounding the village, there is a frequent train service to London Euston from Rugby which takes just under 50 minutes. There is a wide range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High, Princethorpe College and the world-renowned Rugby School. There are both junior and middle schools in Dunchurch, and primary schooling in both Leamington Hastings and Napton on the Hill.

ENTRANCE HALL

Enter via composite door. Radiator. Coving to ceiling. Stairs to first floor. Karndean floor. Door to lounge and :-



WC/CLOAKROOM

Opaque window to front. Recently refitted with a white suite comprising; low level WC and vanity unit sink.

LOUNGE 14'6" x 12'3" (4.43m x 3.74m)

Double glazed window to front aspect. Radiator. Coving to ceiling. Storage cupboard. Karndean floor. Archway to:-

DINING ROOM 10'10" x 8'7" (3.32m x 2.64m)

Double glazed sliding patio doors to rear leading to conservatory. Tiled floor with underfloor heating. Archway to kitchen.

KITCHEN 11'2" x 6'6" (3.41m x 1.99m)

Double glazed window to rear aspect, range of base and eye level units with roll top work surfaces. One and a half sink with mixer tap over. Tiled splashbacks. Built in double oven with gas hob over. Extractor fan. Plumbing and space for washing machine and dishwasher. Space for upright fridge freezer. Tiled floor with underfloor heating.

CONSERVATORY

Double glazed with French doors to side leading to rear garden. Tiled floor with underfloor heating.

LANDING

Double glazed window to side aspect, cupboard housing immersion heater.

BEDROOM ONE 10'4" x 9'2" (3.15m x 2.80m)

Double glazed window to front aspect. Radiator. Fitted wardrobe. Door to :-

EN-SUITE

Opaque double glazed window to front aspect. Refitted with new suite comprising; shower cubicle with mixer shower. Vanity unit sink, low level WC. Karndean floor.

BEDROOM TWO 10'2" x 9'0" (3.11m x 2.75m)

Double glazed window to rear aspect. Radiator. .

BEDROOM THREE 8'4" x 6'0" (2.55 x 1.85)

Double glazed window to rear. Radiator.

BATHROOM

Opaque double glazed window to side. Radiator. Panelled bath with shower attachment. Low level WC. Pedestal sink. Tiled splashbacks.

REAR GARDEN

Fully enclosed by timber fencing. Patio area. Side gate leading to front of property.

GARAGE

Up and over door.

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.

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.



Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for 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.

Tax Band

Tax Band: D

Local Authority

Rugby Borough Council

Tenure

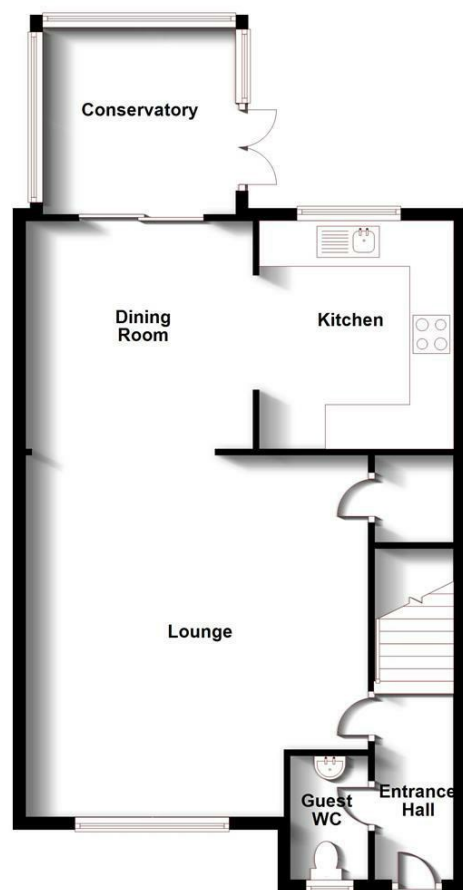
Freehold

Viewing

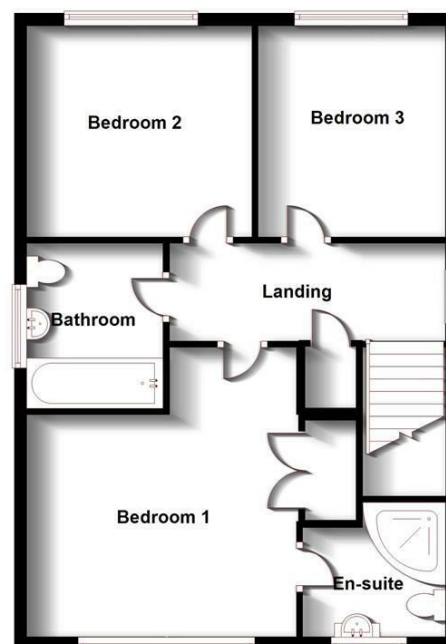
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(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		87
(81-91) B		
(69-80) C		68
(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	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

