



Nene Court, Rugby, Warwickshire
Price £380,000



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Crowhurst Gale are pleased to present this four bedroom detached house which is positioned in a small private development of three properties and located in the popular village of Long Lawford. The property is within easy reach of Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. This property comprises, on the ground floor, a good size reception, separate dining room, kitchen, utility room and cloakroom. On the first floor the property offers; a family bathroom, four bedrooms, one with an en-suite shower room. The exterior of the property has off street parking for two cars, single garage and private rear garden. Viewing is highly recommended for this well designed four bedroom house.

Entrance Hall

Wood effect laminate flooring. Stairs to first floor. Door leading to:

Cloakroom

WC & Washbasin.

Lounge 12'2" x 14'0" + recess= (4'11" x 6'3") (3.72 x 4.28 + recess= (1.51 x 1.93))

Window to front, electric fire, understairs storage and double doors to:

Dining Room 11'6" x 8'10" (3.52 x 2.70)

Patio doors leading to rear garden. Door to:

Kitchen 14'8" x 8'2" (4.48 x 2.49)

Window to rear. Wall & base storage units, gas hob and double electric oven, tiled flooring and door to:



Utility Room 8'5" x 6'11" (2.58 x 2.13)

Plumbing for washing machine, gas boiler and door leading outside.

Landing

Loft access, half boarded with loft ladder.

Bedroom One 14'2" x 8'9" (4.33 x 2.69)

Window to front. Door to:

En- Suite Shower 4'11" x 5'10" (1.51 x 1.79)

Shower cubical, WC and washbasin.

Bedroom Two 20'8" x 6'9" in 8'3" ax (6.32 x 2.08 min 2.52 max)

Window to front and rear.

Bedroom Three 11'7" x 9'6" (3.54 x 2.92)

Window to front and storage cupboard.

Bedroom Four 11'0" x 6'5" (3.36 x 1.98)

Window to front.

Bathroom 7'8" x 8'4" (2.35 x 2.56)

Opaque window to rear, panelled bath with mixer taps. WC & washbasin tiled.

Rear Garden

Laid to lawn with patio & shed.

Frontage

Parking leading to Garage.

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 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.

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.

Tax Band

Tax Band: D



Tenure
Freehold

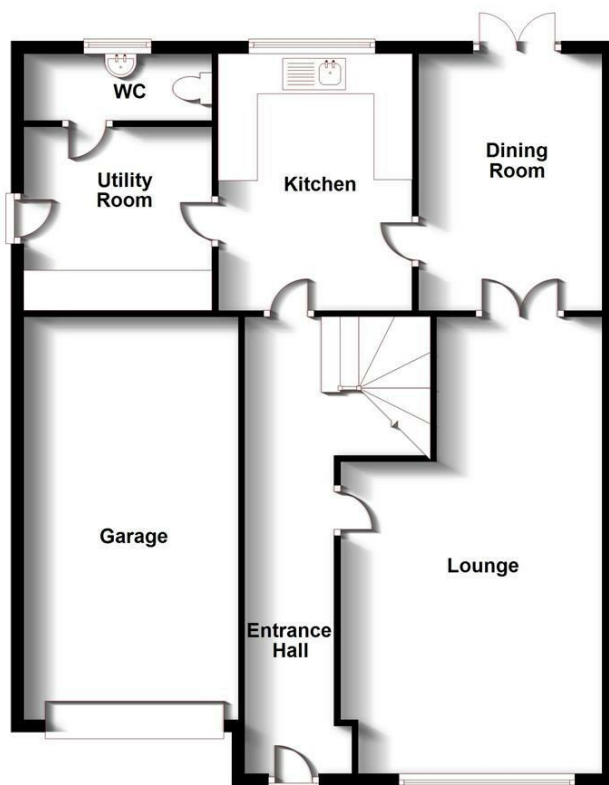
Local Authority
Rugby Borough Council

**Viewing**

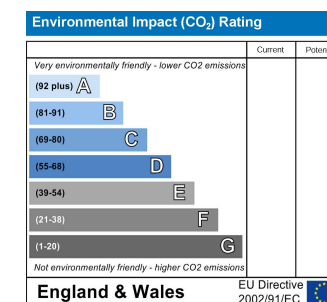
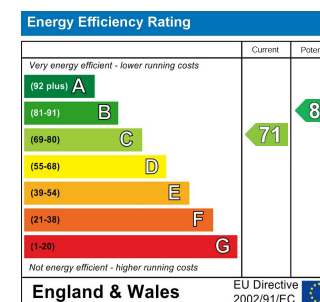
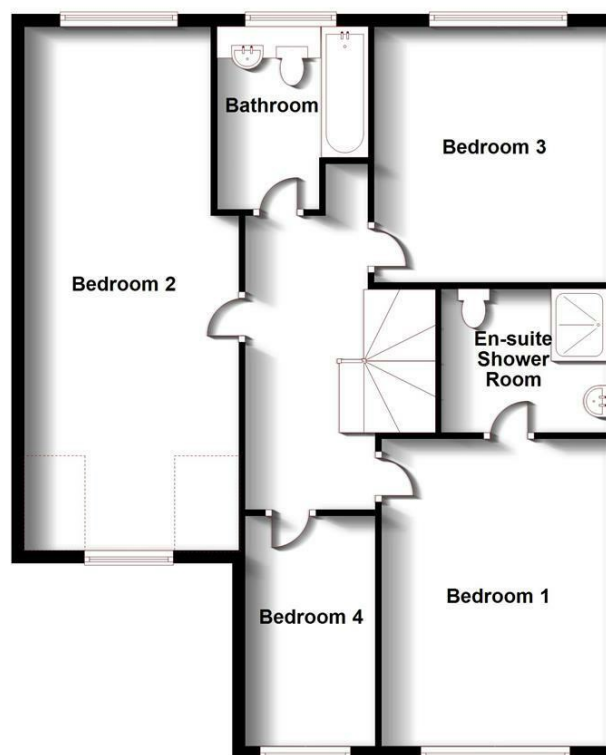
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



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

