



## LONG HASSOCKS

RUGBY, CV23 0JS

GUIDE PRICE £550,000  
FREEHOLD

Set at the heart of the desirable Coton Park, is this beautifully presented six-bedroom detached home. With a wealth of space and versatility throughout, this lovely property has much to offer its next owners.

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- 6 Bedrooms • Off Road Parking for 4 • Double Garage • 2 En Suites • Open Plan Kitchen/Diner • Immaculate Presentation • Downstairs W/C • Utility • Good Road Links Nearby



Set at the heart of the desirable Coton Park, is this beautifully presented six-bedroom detached home. With a wealth of space and versatility throughout, this lovely property has much to offer its next owners.

Upon entering the house, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

Stretching the length of the property you will find the open plan kitchen /diner that is fully fitted with a range of wall and base units and is inclusive of an integrated dishwasher, Rangemaster gas oven and hob, breakfast bar and German style gas fire. This bright and airy space benefits from a separate dining area that overlooks the rear garden.

The lounge is located at the front of the home and is of a generous size that is complete with a feature electric fireplace and double doors that lead into the garden. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

The downstairs accommodation also benefits from a w/c and a utility room that is conveniently located next to the kitchen and is fitted with further base units, under counter space for white goods and a sink.

The first-floor accommodation briefly comprises of the main suite, bedroom three and bedroom six.

The main bedroom is located at the front of the home, is a very generously sized double room and benefits from the luxury of a walk-through dressing room that is fitted with built in wardrobes and en suite.

The en suite is finished to a good standard in keeping with the rest of the home and is complete with a separate bath and

shower cubicle and heated towel rail.

Bedrooms three and six are both further double rooms, one of which would lend itself to the perfect home office or nursery.

The second-floor accommodation briefly comprises of bedrooms two, four and five and a family bathroom.

Bedroom two is a large double room that benefits from built in wardrobes and an en suite shower room.

Bedrooms four and five are both further good-sized double rooms that also benefit from built in wardrobes.

The family bathroom is of a great size and is fully fitted with a separate bath and shower cubicle, as well as a heated towel rail.

Leading outside this lovely home is blessed with a low maintenance rear garden that offers a great space for alfresco dining and entertaining guests. The garden is laid to lawn with raised borders and a separate seating area. This enclosed space also offers gated rear parking for 2 vehicles.

The double garage has an up and over door that has a wealth of uses and would make a great home gym or workshop.

This beautiful family home further benefits from gas central heating, double glazing throughout, off road parking for up to four vehicles and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Rugby Borough Council

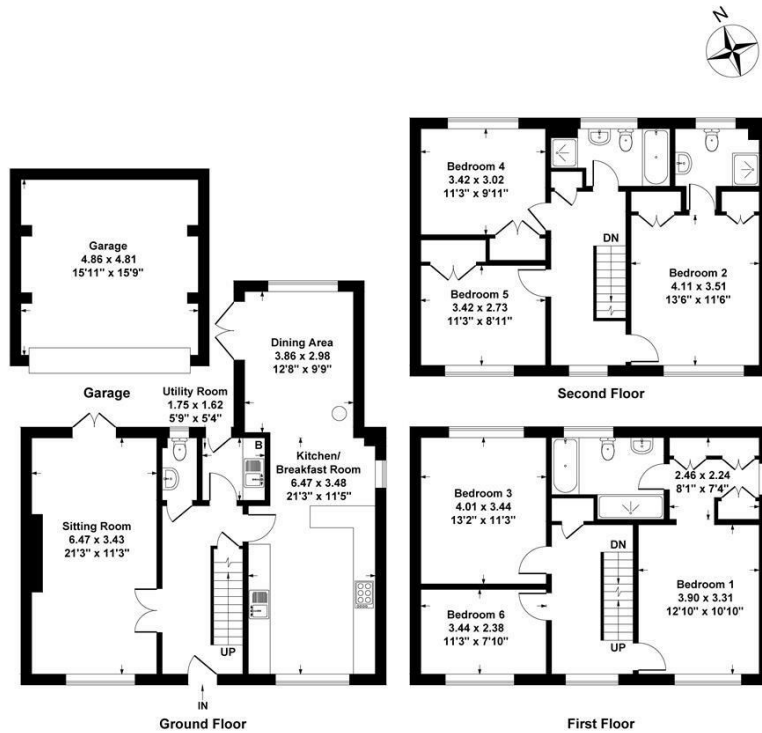
Council Tax Band: F

EPC: C



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Ground Floor Approx Area = 72.89 sq m / 785 sq ft  
 First Floor Approx Area = 60.12 sq m / 647 sq ft  
 Second Floor Approx Area = 60.12 sq m / 647 sq ft  
 Garage Approx Area = 23.37 sq m / 252 sq ft  
 Total Area = 216.50 sq m / 2331 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
 76 Coventry Street  
 Southam  
 Warwickshire  
 CV47 0EA

01926 81 82 88  
 support@insidehomeslimited.co.uk  
 www.insidehomeslimited.co.uk