

**8 Luke Jeayes Close
Cawston
RUGBY
CV22 7YF
£350,000**



- **FOUR BEDROOM**
- **THREE STOREY**
- **GROUND FLOOR W.C.**
- **KITCHEN / DINING ROOM WITH APPLIANCES**
- **ENCLOSED REAR GARDEN**
- **SEMI DETACHED**
- **GARAGE AND PARKING**
- **SPACIOUS LOUNGE**
- **CUL DE SAC LOCATION**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



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The Watling is an Ashbury home built to a high specification. This four bedroom, semi detached property offers accommodation set over three floors. There is a spacious lounge, kitchen/diner and cloakroom/w.c. to the ground floor, three bedrooms and a family bathroom to the first floor and a master bedroom on the second floor with an ensuite shower room. The property is located at the end of the cul de sac overlooking the balancing pond. This home has been maintained to a high standard and also benefits from double glazing, radiator heating, built in appliances to the kitchen and a garage. Ideally located for well regarded schools including Cawston Grange Primary School and Rugby's outstanding independent preparatory school. Excellent transport links, include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in under an hour. Early viewing is highly recommended to appreciate this lovely home.

Accommodation Comprises

Entry via partly glazed composite entrance door into:

Hallway

Amtico flooring. Stairs rising to first floor. Doors off to kitchen/diner, lounge and cloakroom.

Kitchen / Dining Room

13'8" x 9'3" (4.17m x 2.82m)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer taps over. Built in 'Zanussi' appliances to include an induction hob with stainless steel splash back and extractor hood, single oven, built in washer/dryer, built in dishwasher and built in fridge/freezer. Amtico flooring. Tiling to splash areas. Cupboard housing central heating boiler. Inset spotlights. Radiator. Window to front aspect.

Lounge

16'2" x 11'1" (4.95m x 3.40m)

Window to rear aspect. French doors opening to rear garden. Understairs storage cupboard. Radiator. Amtico flooring. Television point.

Cloakroom / WC

To comprise; low level w.c. and pedestal wash hand basin. Amtico flooring. Spotlights. Radiator. Half height tiling. Frosted window to front elevation.

First Floor Landing

Stairs rising to second floor. Airing cupboard with slatted shelving. Frosted window to side elevation. Doors off to bedrooms and bathroom.

Bedroom Two

12'7" x 9'3" (3.85m x 2.83m)

Window to front aspect. Radiator. Built in 'Hammonds' wardrobes. Inset spotlights.

Bedroom Three

12'2" x 9'3" (3.72m x 2.83m)

Window overlooking rear garden. Radiator.

Bedroom Four

9'1" x 6'7" (2.79m x 2.01m)

Window overlooking rear garden. Amtico flooring. Radiator.

Bathroom

To comprise; panel bath with 'Mira' mixer shower and shower screen, pedestal wash hand basin and low level w.c. Chrome towel radiator. Extractor fan. Inset spotlights. Amtico flooring. Frosted window to front elevation.

Second Floor Landing

Radiator. Door to:

Master Bedroom

18'6" x 16'2" (5.64m x 4.95m)

Window to front aspect. Built in wardrobes. Inset spotlights. Radiator. Door to ensuite.

Ensuite Shower Room

Shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Amtico flooring. Extractor fan. Fully tiled walls. Inset spotlights. Skylight window.

Externally

External PAR lighting to front, side and rear garden.

Front Garden

Area laid to lawn with flower and shrub borders. Pathway to front door. Tarmac driveway providing off road parking for several vehicles and leading to garage.

Garage

With up and over style door. Power and light connected. Eaves storage. Service door to rear garden.

Rear Garden

Mainly laid to lawn with paved patio. Corner arbour. Leanto greenhouse. Cold water tap. Electric socket. Timber fencing to boundaries. Gated side pedestrian access.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: B

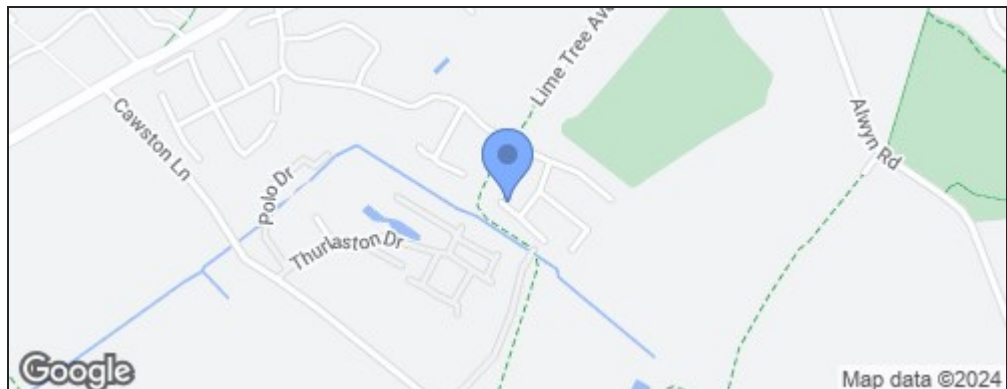








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.