

**"Moresby" Elborough Place  
Ashlawn Road  
RUGBY  
CV22 5FQ  
£349,995**



The Radleigh 4 Bed Showhome



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- **THREE BEDROOMS**
- **GROUND FLOOR W.C.**
- **SPACIOUS LOUNGE**
- **FAMILY BATHROOM**
- **SEMI DETACHED NEW HOME**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **ENSUITE TO MAIN BEDROOM**
- **TWO OFF ROAD PARKING SPACES**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

The Moresby is a spacious three bedroom home ideal for growing families. On the ground floor you will find an open plan kitchen and dining area with French doors leading to the rear garden. Upstairs there are two double bedrooms, the main with an ensuite a single bedroom and a family bathroom. Externally there are two off road parking spaces.

Located on Ashlawn Road, between Dunchurch and Hillmorton, with only a 10 minute drive to Rugby town centre, there are plenty of amenities nearby. An excellent location for commuter links via the M45, M1 and M6. There are direct trains from Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively.

This brand new Barratt home could be just what you're looking for. Practical, smart and cost efficient, Barratt homes make day to day life easy, so you can get on with building your future. Smarter design offers neat storage for simple, clutter free living to flexible, multipurpose open plan spaces, which are great for family life. Built in efficiency saves on your utility bills. You will find award winning quality in every room. (Barratt Homes have been given 5 Stars by the Home Builders Federation every year since 2010).

There are a range of offers to help you get moving, whether you are a first time buyer or looking for more space.

### **Entrance Hall**

#### **Lounge**

15'6" x 10'7" (4.74m x 3.25m)

#### **Kitchen/Dining Room**

15'6" x 8'10" (4.74m x 2.70)

#### **W.C.**

6'2" x 3'1" (1.89m x 0.95m)

### **First Floor Landing**

#### **Bedroom One**

10'7" x 10'10" (3.23m x 3.31m)

#### **Ensuite**

7'7" x 4'7" (2.32m x 1.42m)

#### **Bedroom Two**

8'9" x 11'10" (2.68m x 3.63m)

#### **Bedroom Three**

8'10" x 6'5" (2.70m x 1.97m)

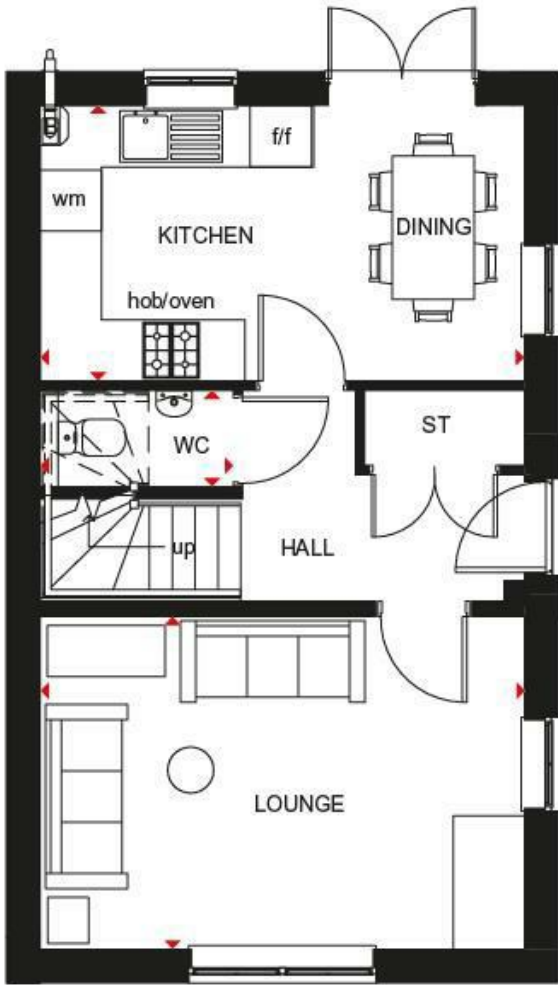
#### **Bathroom**

6'11" x 5'6" (2.12m x 1.69m)

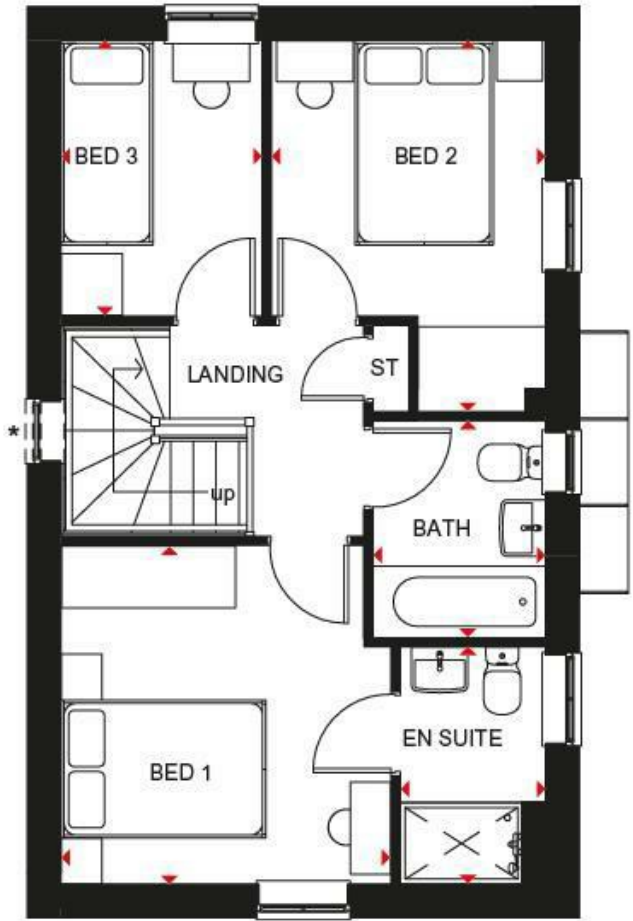
#### **Garden**

North Facing Rear Garden


## GROUND FLOOR

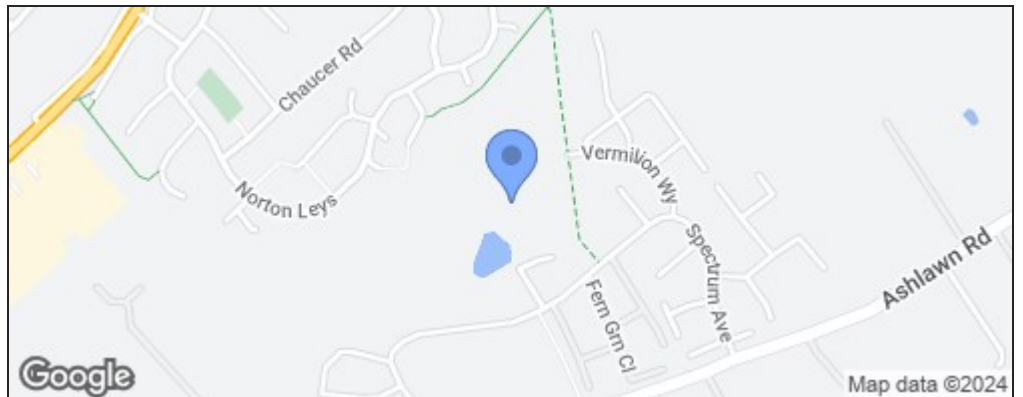


## FIRST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.