

**"Lamberton" Elborough Place  
Ashlawn Road  
RUGBY  
CV22 5FQ  
£564,995**



- **DETACHED FIVE BEDROOM NEW HOME**
- **UTILITY ROOM**
- **FOUR DOUBLE BEDROOMS**
- **DETACHED SINGLE GARAGE**
- **SOLAR PANELS AND ELECTRIC CAR CHARGER**

- **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **SEPARATE DINING ROOM/STUDY**
- **MAIN BEDROOM WITH ENSUITE**
- **TWO OFF ROAD PARKING SPACES**
- **HIGH ECO SPECIFICATION**

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



**PERSONAL • PROFESSIONAL • PROACTIVE**

A fantastic opportunity to purchase this five bedroom detached home where flexibility is key. On the ground floor you'll find a spacious open-plan kitchen with family area and access to the garden, as well as space for dining. There's also a generous lounge and separate study or formal dining room. Upstairs you'll find four double bedrooms, (the main bedroom having an ensuite shower room), a single bedroom and the family bathroom with shower. This property boasts higher Eco specification with solar panels and electric car charger fitted as standard.

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**

11'1" x 15'7" (3.38m x 4.77m)

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

27'4" x 13'5" (8.34m x 4.09m)

#### **Study/Dining Room**

8'10" x 11'10" (2.71m x 3.63m)

#### **Utility Room**

6'8" x 5'2" (2.04m x 1.60m)

#### **WC**

5'2" x 3'7" (1.60m x 1.10m)

### **First Floor Landing**

#### **Bedroom One**

12'3" x 13'9" (3.75m x 4.21m)

#### **Ensuite**

4'10" x 6'7" (1.49m x 2.02m)

#### **Bedroom Two**

8'11" x 12'10" (2.73m x 3.92m)

#### **Bedroom Three**

11'1" x 12'9" (3.39m x 3.90m)

**Bedroom Four**

9'10" x 1286'1" (3.02m x 392m)

**Bedroom Five**

8'3" x 7'6" (2.52m x 2.31m)

**Bathroom**

6'4" x 9'7" (1.95m x 2.93m)

**Garden**

North Facing



The Lamberton 5 Bed Showhome



The Lamberton 5 Bed Showhome



The Lamberton 5 Bed Showhome

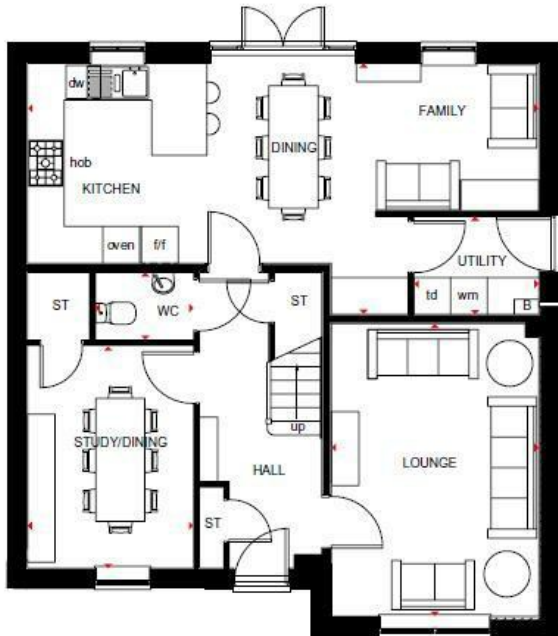


The Lamberton 5 Bed Showhome



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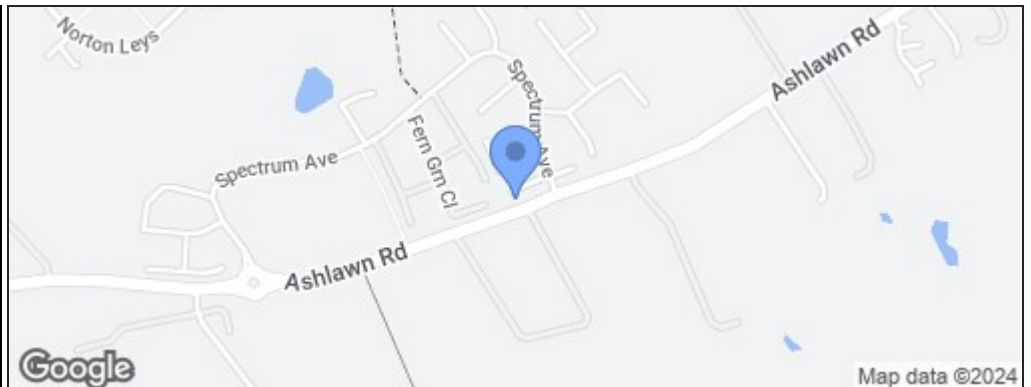
**GROUND FLOOR**



**FIRST FLOOR**



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	



**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.