

**53 Sandford Way
Dunchurch
RUGBY
CV22 6NB**

£325,000



- **THREE BEDROOM**
- **KITCHEN/DINING ROOM**
- **INTEGRAL GARAGE & OFF ROAD PARKING**
- **POPULAR VILLAGE LOCATION**
- **LINK DETACHED**
- **UTILITY ROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented link detached family home, situated in the popular village of Dunchurch. In brief the home comprises: entrance hall, open plan kitchen/diner, sitting room, utility room and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from Upvc double glazing, gas central heating, rear garden, integral garage and off road parking.

The highly sought after village of Dunchurch with its range of local shops, restaurants, schooling for all ages and conveniently situated for access to Rugby town centre, the motorway networks, and Rugby Railway Station with its mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via part glazed upvc front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Doors through to:

Lounge

15'4" x 12'9" (4.68 x 3.91)

Box bay window to the front aspect. Feature fireplace with electric fire, conglomerate hearth, timber surround and mantle. Radiator. Coving to ceiling. Dado rail. Connecting door through to:

Kitchen / Diner

10'7" x 15'5" (3.24 x 4.71)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Space for a freestanding cooker with extractor canopy over. Coordinating part tiled walls. Ceramic tiled floor. Understairs storage cupboard. Window to rear aspect. Radiator. French doors leading to garden. Opaque part glazed door leading to:

Utility Area

Space and plumbing for a washing machine. Space for a tumble dryer. Window and french doors to rear aspect. Door to garage. Door to:

Ground Floor W.C.

Low level w.c.

First Floor Landing

Access to loft space. Window to side aspect. Cupboard housing gas central heating boiler. Doors off too:

Bedroom One

12'11" x 9'5" (3.94 x 2.89)

Window to front aspect. Radiator. Built in double wardrobe.

Bedroom Two

10'7" x 9'5" (3.24 x 2.89)

Window to rear aspect. Radiator.

Bedroom Three

9'7" x 6'2" (2.93 x 1.89)

Window to the front aspect. Radiator.

Bathroom

With suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Radiator. Fully tiled walls. Extractor fan. Opaque window to rear elevation.

Front Garden

Block paved driveway providing off road parking for two vehicles. Raised flower bed with mature shrubs.

Rear Garden

Mainly laid to lawn with patio and timber summer house. Timber shed. Timber Fencing to boundaries.

Garage**Agents Note**

Local Authority: Rugby

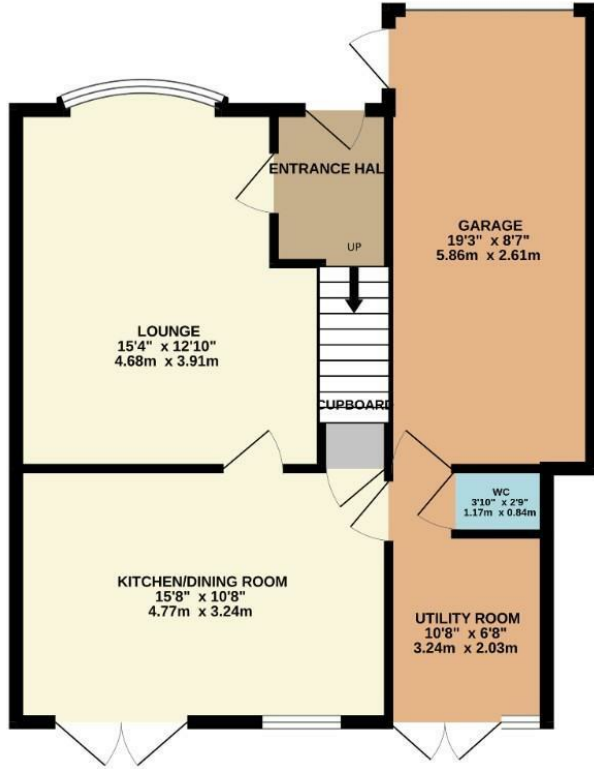
Council Tax Band: D

Energy Efficiency Rating: D

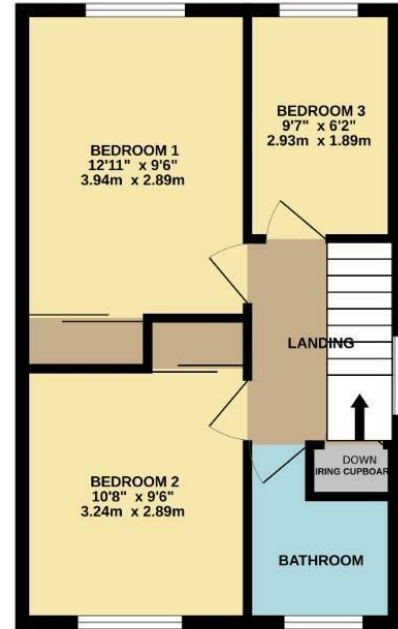




GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



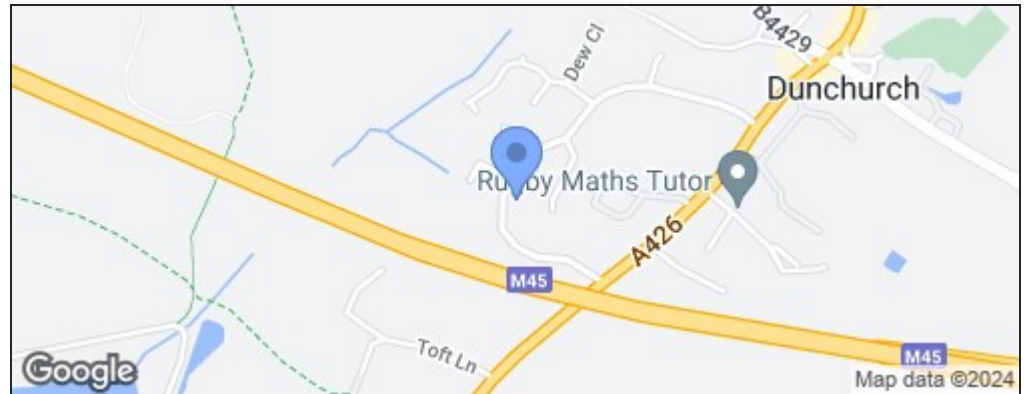
1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.