

**39 Orson Leys
Hillside
RUGBY
CV22 5RF
£395,000**



- **FOUR BEDROOM**
- **SEPARATE LOUNGE AND DINING ROOM**
- **UPVC DOUBLE GLAZING**
- **GROUND FLOOR CLOAKROOM**
- **DETACHED FAMILY HOME**
- **GARAGE AND OFF ROAD PARKING**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom, detached family home, located in the popular residential area of Hillside. This property benefits from separate reception rooms, gas central heating, double glazing, modern fitted kitchen, ground floor cloakroom, family bathroom, a good size rear garden, and single garage with off road parking. Conveniently situated for access to local shops including a Sainsbury's superstore and to schooling for all ages, and with easy access to the M1/M6/A5/A14 road and motorway networks.

Accommodation Comprises

Entry via part glazed upvc door into:

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Cupboard housing gas meters and electric consumer unit. Radiator. Coving to ceiling.

Cloakroom / WC

Low level w.c. Wall mounted wash hand basin. Tiling to splash areas. Vinyl floor covering. Frosted window to side elevation.

Lounge

12'8" x 11'10" max (3.87m x 3.61m max)

Sliding patio doors to rear garden. Feature fireplace with electric fire. Radiator. Coving to ceiling.

Dining Room

9'4" x 12'11" (2.86m x 3.95m)

Sliding patio doors to rear garden. Radiator. Coving to ceiling.

Kitchen

15'2" x 8'3" (4.63m x 2.54m)

Refitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer taps over. Fitted cooker with stainless steel extractor fan over. Space and plumbing for a washing machine and dishwasher. Space for a fridge. Wall mounted central heating boiler. Radiator. Vinyl floor covering. Box bay window to front aspect. Fully glazed side door.

First Floor Landing

Window to front aspect. Access to loft. Doors to:

Bedroom One

14'1" x 8'9" (4.30m x 2.69m)

Window overlooking rear garden. Built in wardrobe. Coving to ceiling. Radiator.

Bedroom Two

14'11" x 8'9" max (4.55m x 2.67m max)

Window overlooking rear garden. Wardrobe recess. Coving to ceiling. Radiator.

Bedroom Three

7'10" x 10'5" max (2.41m x 3.20 max)

Box bay window to front aspect. Coving to ceiling. Radiator.

Bedroom Four

9'0" x 10'7" max (2.76m x 3.23m max)

An 'L' shaped room. Window to front aspect. Coving to ceiling. Radiator.

Bathroom

Fitted with a three piece white suite to comprise; panel bath with mixer shower and shower screen, low level w.c. and pedestal wash hand basin. Towel radiator. Frosted window to front elevation. Vinyl floor covering. Tiling to splash areas and aqua boarding.

Front Garden

Laid to lawn with maturing flower, shrub and evergreen borders. Pathway to entrance. Block paved driveway leading to garage.

Garage

With up and over style door. Power and light connected. Service door to side.

Rear Garden

Two patio areas. Raised planting area. Maturing flower, shrub and evergreen borders. Timber shed. External lighting. Cold water tap. Side pedestrian access. Timber panel fencing to boundaries.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: C







GROUND FLOOR

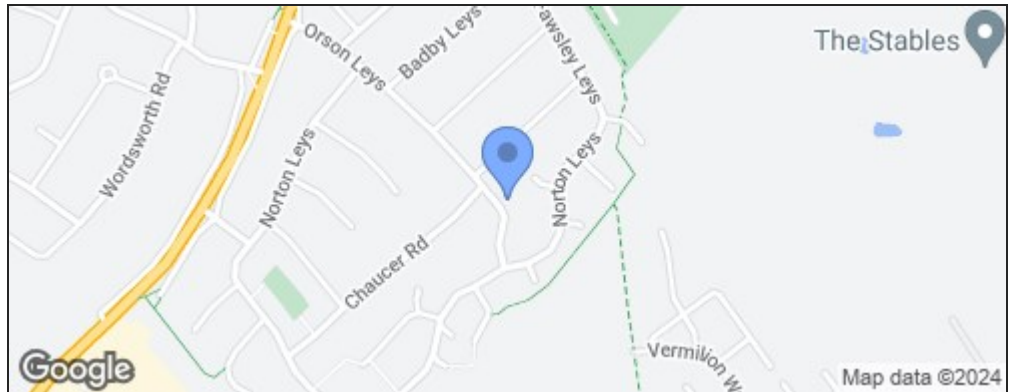


1ST FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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.