

**57 Coventry Road  
Pailton  
RUGBY  
CV23 0QB  
£500,000**



- FULLY RENOVATED DETACHED PROPERTY
- OPEN PLAN FAMILY ROOM/KITCHEN
- GROUND FLOOR W.C
- OPEN VIEWS TO REAR
- FOUR BEDROOMS
- SEPARATE DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- ENERGY RATING C

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A newly remodeled four bedroom modern family home located in the popular village of Pailton. Ideally situated in close proximity to Rugby, Coventry and Nuneaton. The property offers open plan living with a modern kitchen and bathrooms, off road parking for several vehicles, and a rear garden with countryside views. This property additionally benefits from underfloor heating to the ground floor.

In brief, the accommodation comprises; entrance hall, cloakroom, open plan kitchen/family room, dining room and spacious lounge with bifold doors opening to rear patio. To the first floor are four bedrooms, and ensuite shower room and a family bathroom.

Located close to both Coventry and Rugby which are well served by a range of local shops and amenities, supermarkets, and leisure and retail parks at 'Elliott's Field' and 'Junction One'. There is well-regarded schooling for all ages, excellent transport links include access to the region's central motorway networks (M1/M6 and M45), and it is just a short drive to Rugby train station, which operates mainline services to London Euston and Birmingham.

### **Accommodation Comprises**

Entry via double glazed door into:

#### **Open Plan Kitchen / Family Room**

22'8" x 11'9" (6.91m x 3.6m)

Laminate flooring with underfloor heating. Double glazed sash window to front. Open arch through to dining room and living room.

#### **Kitchen Area**

Fitted with a range of base and eye level units with breakfast bar. Contrasting work surfaces with inset sink and drainer unit with mixer tap over. Double oven. Electric hob with extractor over. Tiled splash backs. Recessed spotlights. Underfloor heating.

#### **Inner Lobby**

Double glazed door to rear. Door to:

#### **Utility Room/ W.C**

Low flush w.c. and wash hand basin. Obscure double glazed window to side. Built in cupboard with space and plumbing for a washing machine and tumble dryer. Central heating boiler.

#### **Dining Room**

11'9" x 10'9" (3.6m x 3.3m)

Double glazed sash window to the front. Double glazed window to the side. Feature fireplace. Laminate flooring with underfloor heating.

#### **Living Room**

22'4" x 11'9" (6.81m x 3.6m)

Double glazed bifold doors leading to patio. Laminate flooring with underfloor heating. Inset spotlights. Oak staircase rising to first floor.

#### **First Floor Landing**

Doors off to:

#### **Bedroom One**

15'9" x 11'9" (4.82m x 3.6m)

Double glazed window to rear. Fitted wardrobe. Radiator with thermostat control. Oak veneer door to:

### **Ensuite Shower Room**

With suite to comprise; shower cubicle, low flush w.c. and wash hand basin. Obscure double glazed window to rear.

### **Bedroom Two**

11'9" x 10'9" (3.6m x 3.3m)

Double glazed sash window to the front. Overstairs storage cupboard. Radiator. Oak veneer door

### **Bedroom Three**

12'5" x 8'5" (3.81m x 2.59m)

Double glazed sash window to the front. Built in wardrobes. Radiator. Oak veneer door

### **Bedroom Four**

11'9" x 6'6" (3.6m x 2m)

Double glazed sash window to the front. Radiator. Oak veneer door

### **Family Bathroom**

With suite to comprise; panelled bath with telephone shower attachment, pedestal wash hand basin, tiled shower cubicle, and low level w.c. Part tiled walls. Radiator. Laminate flooring. Access to loft space. Oak veneer door

### **Front Garden**

Tarmac drive providing off road parking for several vehicles. Side access to rear garden.

### **Rear Garden**

Mainly laid to lawn. Patio area with dwarf brick wall. Hedges to boundaries. Field views to rear. Pathway to further patio with timber outhouse.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: C







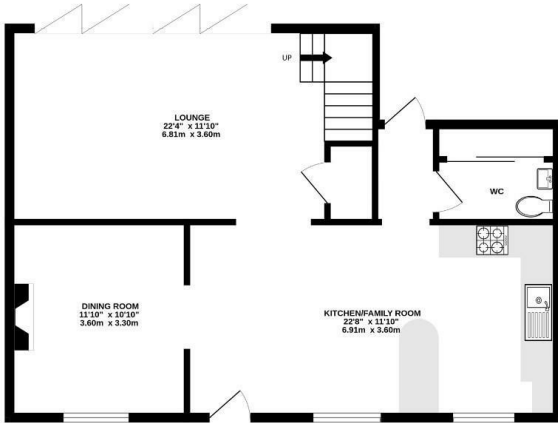




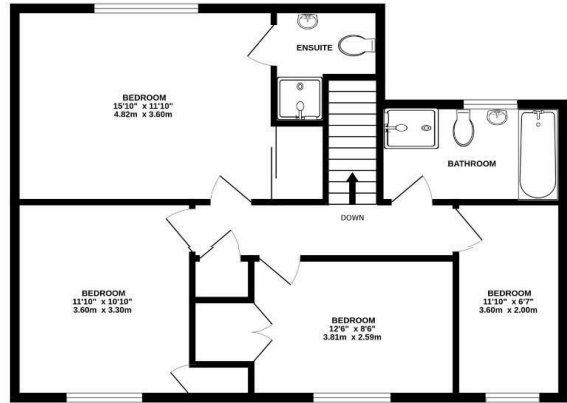




GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.  
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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>		75	84
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.