

**"Marlowe" Elborough Place
Ashlawn Road
RUGBY
CV22 5FQ
£619,995**



- FIVE BEDROOMS
- THREE STOREY ACCOMMODATION
- SEPARATE DINING ROOM
- UTILITY ROOM
- DOUBLE GARAGE AND TWO OFF ROAD PARKING SPACES
- DETACHED NEW HOME
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- DUAL ASPECT LOUNGE
- TWO ENSUITES
- SOUTH FACING REAR GARDEN

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



PERSONAL • PROFESSIONAL • PROACTIVE

The Marlow is a five bedroom detached home with accommodation over three storeys. Everything in this spacious home is designed for the modern family. A large family kitchen with French doors to the garden, an adjoining utility room and a separate lounge and dining room. The generous main bedroom with ensuite bathroom, another double with ensuite shower room, a single bedroom and family bathroom are on the first floor. Upstairs on the second floor are a further double bedroom and a single bedroom, along with a shower room.

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

11'5" x 22'11" (3.48m x 6.99m)

Kitchen/Family Room

11'1" x 20'7" (3.38m x 6.28m)

Dining Room

10'5" x 11'0" (3.18m x 3.36m)

Utility Room

5'10" x 6'9" (1.78m x 2.06m)

W.C.

3'2" x 5'2" (0.98m x 1.60m)

First Floor Landing

Bedroom One

10'5" x 20'7" (3.18m x 6.29m)

Ensuite Bathroom

11'1" x 9'4" (3.38m x 2.85m)

Bedroom Two

11'5" x 12'0" (3.49m x 3.68m)

Ensuite Shower Room

5'4" x 6'9" (1.64m x 2.06m)

Bedroom Three

11'5" x 8'8" (3.48m x 2.66m)

Bathroom

5'6" x 10'2" (1.70m x 3.10m)

Second Floor**Bedroom Four**

11'4" x 16'7" (3.46m x 5.07m)

Bedroom Five

10'6" x 10'7" (3.21m x 3.25m)

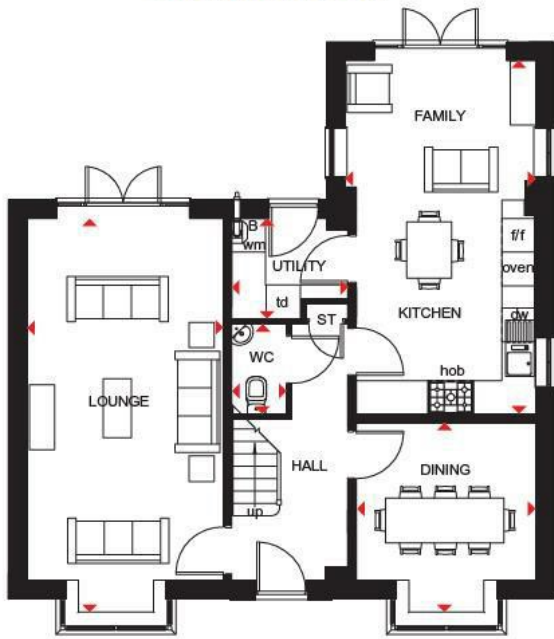
Shower Room

5'10" x 7'4" (1.78m x 2.24m)

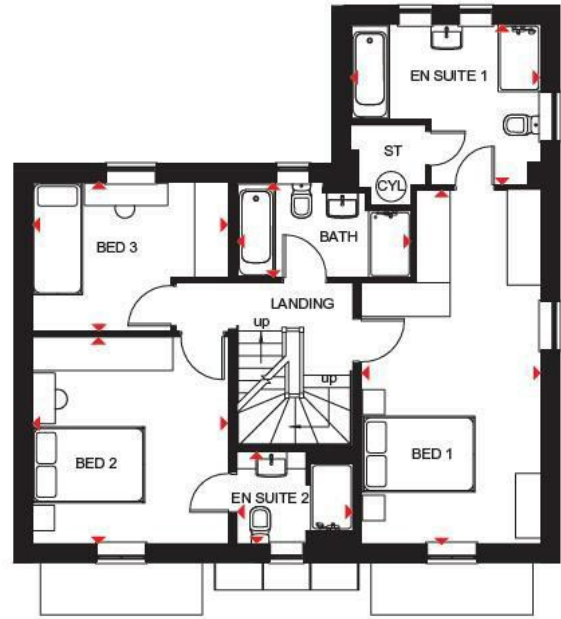
Garden

South Facing Rear Garden

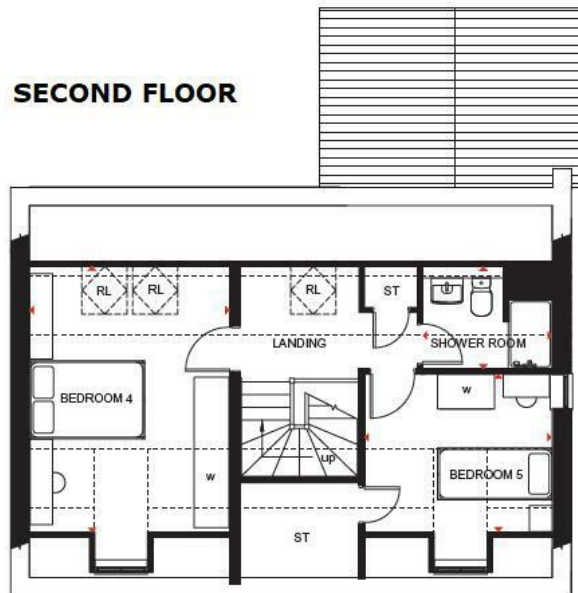
GROUND FLOOR



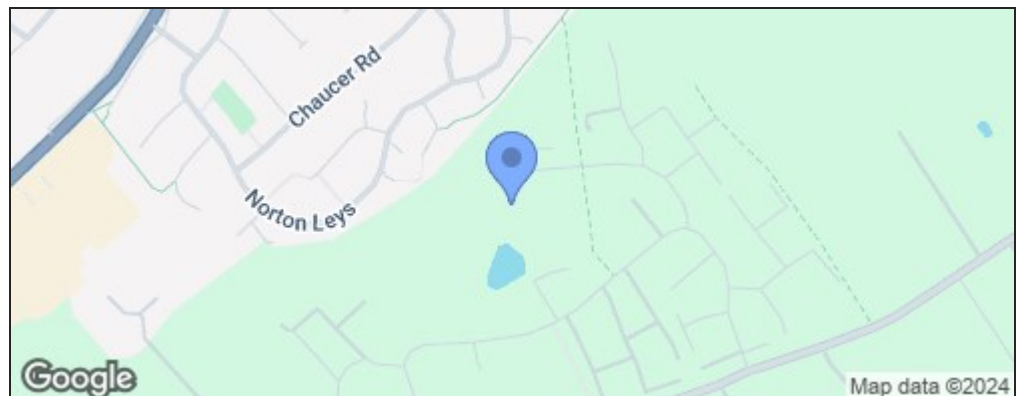
FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.