

**11 Sedge Road  
Coton Meadows  
RUGBY  
CV23 0FJ**

**£290,000**



- **THREE DOUBLE BEDROOM**
- **SEMI DETACHED**
- **DOWNSTAIRS CLOAKROOM**
- **WELL PRESENTED**

- **THREE STOREY**
- **ENSUITE FACILITIES**
- **PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING: C**

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**\*\*\*OPEN HOUSE SATURDAY 22ND FEBRUARY FROM 2PM TO 4PM\*\*\***

A well presented modern three bedroom semi detached home with accommodation set over three floors. In brief the accommodation comprises; a downstairs cloakroom, lounge, and kitchen/breakfast room to the ground floor. Two bedrooms and a family bathroom to the first floor, and a master bedroom with ensuite shower room to the second floor. The property further benefits from gas radiator central heating, upvc double glazing, off road parking for two vehicles and a single garage.

Ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Floor**

Coat hanging space. Radiator. Doors off to cloakroom and lounge.

#### **Cloakroom / W.C.**

Wall mounted wash hand basin. Low level w.c. Tiling to splash areas. Radiator. Extractor fan. Recessed spotlights.

#### **Lounge**

15'0" x 11'11" (4.59m x 3.65m)

Bay window to front. Two radiators. Understairs storage cupboard. Coving to ceiling. Recessed spotlights.

#### **Inner Hallway**

Stairs rising to first floor. Radiator. Door to:

#### **Kitchen / Breakfast Room**

15'5" x 10'5" max (4.72m x 3.18m max)

Fitted with a range of modern base and wall mounted units with work surface space incorporating a sink and drainer unit with mixer tap over. Built in electric oven, gas hob, and extractor. Space and plumbing for a washing machine. Built in dishwasher. Built in fridge/freezer. Cupboard housing central heating boiler. Radiator. Pelmet and kickboard lighting. Recessed spotlights. Window overlooking rear garden. French doors opening to rear garden.

#### **First Floor Landing**

Cupboard housing hot water cylinder. Doors to:

#### **Bedroom Two**

13'6" x 8'9" max (4.14m x 2.69m max)

Window to rear. Radiator. Built in wardrobes.

#### **Bedroom Three**

12'1" x 8'8" max (3.70m x 2.65m max)

Window to front. Radiator. Built in wardrobes.

**Family Bathroom.**

Fitted with a modern white bathroom suite to comprise; panelled bath with mixer shower and shower screen over, pedestal wash hand basin and low level w.c. Towel radiator. Tiled walls. Extractor fan. Electric shaver point. Recessed spotlights. Frosted window to rear elevation.

**Master Bedroom**

19'10" x 15'6" max (6.05m x 4.74m max)

Accessed via an enclosed staircase from the first floor. Window to front. Two skylight windows to the rear. Two radiators. Built in wardrobes. Door to:

**Ensuite Shower Room**

With modern suite to comprise; shower cubicle with mixer shower, low level w.c. and pedestal wash hand basin. Tiled walls. Towel radiator. Recessed spotlights. Extractor fan. Electric shaver point.

**Front Garden**

Flower and shrub borders. Pathway to entrance.

**Rear Garden**

Mainly laid to lawn with patio area and timber fencing to boundary. Gated pedestrian access. External lighting. Cold water tap.

**Garage**

The garage is located in a separate block to the rear of the property and is the middle one of three. With up and over style door. Power and lighting. There is also off road parking for two vehicles.

**Agents Note**

Local Authority: Rugby

Council Tax Band: D

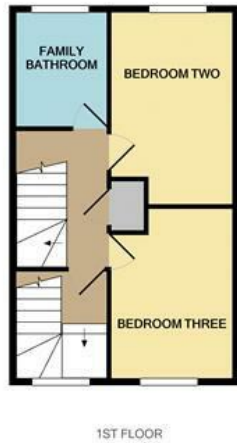
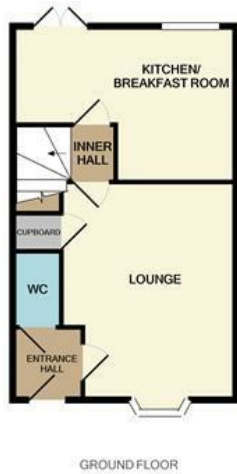
Energy Efficiency Rating: B





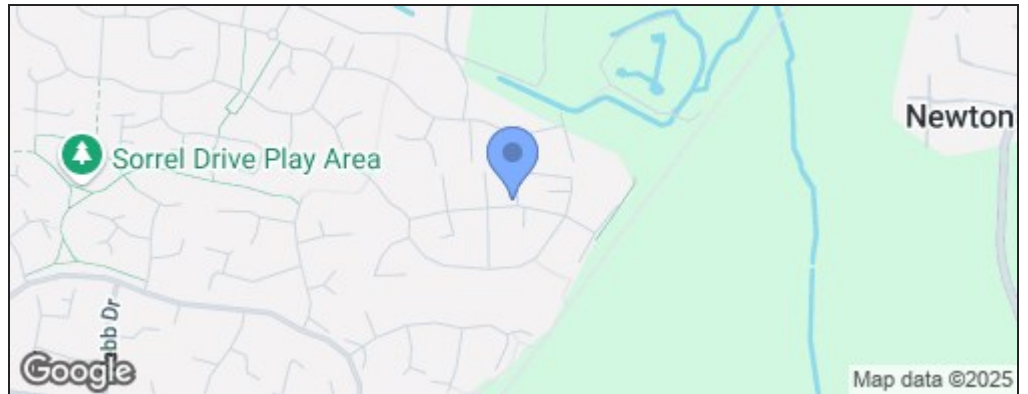






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		94
(81-91) <b>B</b>	84	
(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.