

**144 Montague Road  
Woodlands  
RUGBY  
CV22 6LQ**

**Guide Price £385,000**



- **FOUR BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **FITTED KITCHEN**
- **GARAGE AND OFF ROAD PARKING**
- **POPULAR LOCATION**

- **DETACHED FAMILY HOME**
- **REFITTED GROUND FLOOR SHOWER ROOM**
- **NEWLY FITTED FIRST FLOOR SHOWER ROOM**
- **OPEN VIEWS TO THE REAR**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This FOUR bedroom detached family home, located in a popular residential area with countryside views to the rear, in the highly desirable residential area of Woodlands. In brief the accommodation comprises; entrance hall, lounge, separate dining room, fitted kitchen, refitted ground floor shower room, four bedrooms and a newly fitted first floor shower room. This property also benefits from, upvc double glazing, gas radiator heating, a garage with power and light, off road parking for several vehicles and a very well maintained rear garden. The Woodlands area is well served by a wide range of local shops and amenities, highly regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is only a short drive from Rugby train station, which operates mainline services to London Euston in less than an hour.

### **Accommodation Comprises**

Entry via glazed upvc side entrance door into:

#### **Entrance Hall**

Window to side. Radiator. Coving to ceiling. Stotlights. Doors off to: lounge, dining room, kitchen and shower room.

#### **Lounge**

17'0" x 10'6" (5.20m x 3.21m)

Bay window to front aspect. Feature fireplace with gas fire, brick surround, and hearth. Radiator. Coving to ceiling. Dado rail.

#### **Dining Room**

10'10" x 10'5" (3.31m x 3.20m)

Window to side aspect. Window looking into the lounge. Radiator. Coving to ceiling.

#### **Kitchen**

10'9" x 10'5" (3.30m x 3.20m)

Fitted with a range of base and wall mounted units with display cabinets with feature lighting. Work surface space incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap over. Tiled splashbacks. Breakfast bar. Built in electric cooker. Gas hob with extractor hood over. Built in fridge. Wall mounted boiler. Window overlooking rear garden. Part glazed door to side.

#### **Refitted Shower Room**

A fully tiled modern shower room with suite to comprise; corner shower cubicle with rainfall shower, wash hand basin with vanity unit and low level w.c. with concealed cistern. Chrome ladder radiator. Frosted window to rear elevation.

#### **First Floor Landing**

Window to side aspect. Access to loft space. Airing cupboard housing new high pressure water tank. Doors off to:

#### **Bedroom One**

15'1" x 9'2" (4.60m x 2.80m)

Window to front aspect. Radiator. Built in wardrobes and cupboards.

#### **Bedroom Two**

10'9" x 8'10" (3.30m x 2.70m)

Window to rear. Radiator. Coving to ceiling.

**Bedroom Three**

11'9" x 7'6" (3.60m x 2.30m)

Window to front. Radiator. Coving to ceiling.

**Bedroom Four**

10'9" x 7'10" (3.30m x 2.40m)

Window to rear. Radiator. Coving to ceiling.

**Newly Fitted Shower Room**

Refitted to a high standard with suite to comprise; built in corner shower with mixer shower, rainfall shower head, and aquaboarding, wall mounted wash hand basin with mixer tap over and storage beneath, and a low level w.c. with concealed cistern. Wall mirror. Vinyl floor covering. Contemporary radiator. Frosted window to side elevation.

**Front garden**

Block paved to provide off road parking for several cars. Area laid to lawn.

**Garage**

22'4" x 7'10" (6.81m x 2.40m)

Electric door. Window to side. Door to side leading into rear garden.

**Rear Garden**

The landscaped garden is mainly laid to lawn. There is a patio area with an awning. Gravel borders. Feature pond and mature flowerbeds. Stepping stone pathway leading to the rear. Greenhouse. Gated pedestrian access. Open views to the rear.

**Agents Note**

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: C













GROUND FLOOR



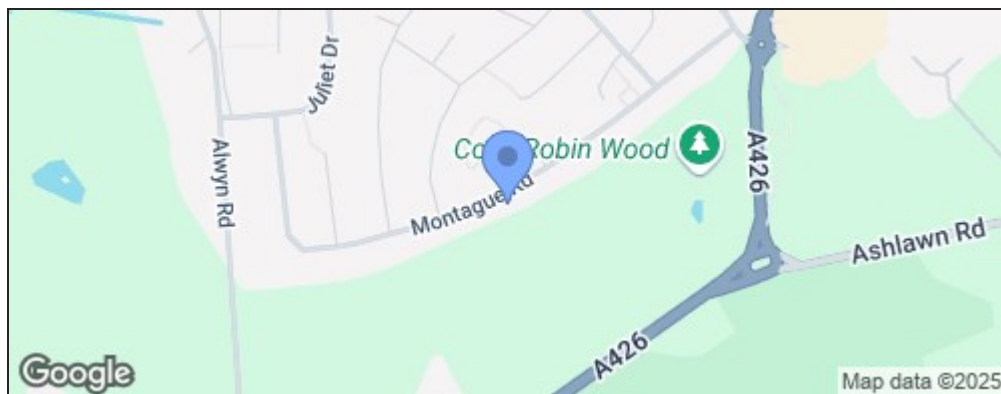
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(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		
	70	83
<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.