

**28 Long Hassocks
Coton Meadows
RUGBY
CV23 0JS**

Guide Price £600,000



- **FIVED BEDROOM**
- **LOUNGE, DINING ROOM, AND STUDY**
- **TWO ENSUITES**
- **DOUBLE GARAGE**
- **CLOSE TO AMENITIES**

- **DETACHED FAMILY HOME**
- **KITCHEN/BREAKFAST ROOM AND UTILITY**
- **FOUR PIECE FAMILY BATHROOM**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented, five bedroom, detached family home located in the popular area of Coton Meadows. In brief the accommodation comprises; entrance hall, lounge, study, dining room, kitchen/breakfast room, utility room and downstairs w.c. To the first floor there are five bedrooms, an ensuite shower room, an ensuite bathroom, and a further family bathroom. This property additionally benefits from a double garage, off road parking for several vehicles, and a rear garden with a large patio area and lawn.

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 front entrance door into:

Entrance Hallway

Stairs rising to first floor. Radiator. Understairs storage cupboard. Doors off to lounge, w.c., dining room, study, and kitchen.

Lounge

20'7" x 13'8" (6.29m x 4.17m)

Window to front. Radiator. Double doors opening to rear garden. Double doors to hallway.

Dining Room

16'4" x 10'10" (4.98m x 3.31m)

Two windows to front. Double doors to hallway. Radiator.

Study

12'6" x 9'9" (3.82m x 2.98m)

Window to side. Radiator.

Kitchen/Breakfast Room

22'5" x 15'3" (6.84m x 4.67m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit with mixer tap over. Built in oven with gas hob and extractor over. Integrated fridge/freezer. Tiled floor. Radiator. Window to rear. Double doors opening to rear garden. Door to:

Utility Room

5'8" x 5'3" (1.73m x 1.62m)

Base units with work surface space. Space and plumbing for a washing machine. Space for a tumble dryer. Window to side.

Downstairs W.C.

With wash hand basin, low level w.c., and pedestal wash hand basin. Half height tiling to walls.

First Floor Landing

Radiator. Doors off to bedrooms and bathroom.

Bedroom One

19'1" x 15'3" (5.82m x 4.67m)

Window to side. Skylight window. Built in wardrobes. Radiator. Door to:

Ensuite Bathroom

With suite to comprise; panelled bath with central mixer tap, separate shower cubicle, pedestal wash hand basin and low level w.c. Half height tiling. Window to side.

Bedroom Two

14'3" x 12'6" (4.35m x 3.82m)

Window to front. Built in wardrobe. Radiator. Door to:

Ensuite Shower Room

With suite to comprise, shower cubicle, wash hand basin, and low level w.c. Window to side aspect.

Bedroom Three

13'7" x 10'11" (4.16m x 3.33m)

Window to front. Built in wardrobe. Radiator.

Bedroom Four

10'6" x 9'8" (3.22m x 2.96m)

Window to rear. Built in wardrobe. Radiator.

Bedroom Five

10'11" x 8'3" (3.33m x 2.52m)

Window to front. Built in storage cupboard. Radiator.

Bathroom

With suite to comprise; panelled bath, separate tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls. Chrome ladder radiator. Window to front elevation.

Front Garden

Laid to block paving for several vehicles. Brick walls and iron railings. Further off road parking with access to:

Double Garage

19'10" x 19'8" (6.06m x 6.0m)

Two doors. Boarded eaves storage area. Door to rear garden. Window to rear.

Rear Garden

Mainly laid to lawn with large patio area. Shrub border. Enclosed by timber fencing.

Agents Note

Local Authority: Rugby

Council Tax Band: G

Energy Efficiency Rating: B







GROUND FLOOR
1543 sq.ft. (143.4 sq.m.) approx.



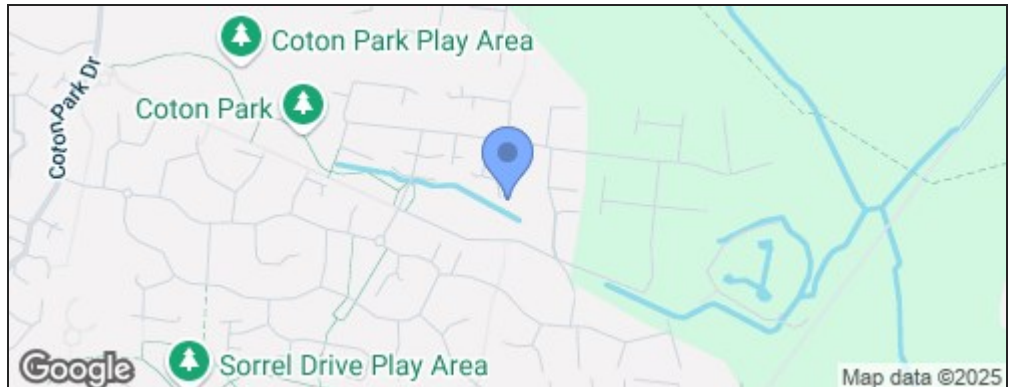
1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2696 sq.ft. (250.4 sq.m.) approx.

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		
(81-91) B	87	87
(69-80) C		
(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	



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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.