

**Plot 193 Ashlawn Gardens
Ashlawn Road
RUGBY
CV22 5GF
£435,000**



- **FOUR BEDROOM SEMI DETACHED**
- **HIGH ECO SPECIFICATION**
- **DOWNSTAIRS WC**
- **FULLY FITTED KITCHEN**
- **GARAGE**

- **THREE STOREY NEW HOME**
- **OPEN PLAN LOUNGE / DINING AREA**
- **MAIN BEDROOM WITH ENSUITE**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING**

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



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****PLEASE CALL HORTS ESTATE AGENTS ON 01788 550044 FOR MORE INFORMATION****

A four bedroom, newly built, semi detached, family home located in Ashlawn Gardens, with accommodation spread over three floors. On the ground floor, there is an open plan lounge/kitchen with French doors opening to the rear garden, a fully fitted kitchen, and a w.c. On the first floor there are two double bedrooms, a further bedroom/study, and a family bathroom. On the second floor is the main bedroom which benefits from an ensuite shower room. Externally, there is a single garage and off road parking for two vehicles.

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.

Ground Floor

Kitchen

8'1" x 13'9" (2.481m x 4.210m)

Downstairs WC

2'8" x 5'6" (0.838m x 1.692m)

Lounge

15'1" x 12'9" (4.608m x 3.890m)

Dining Room

15'1" x 7'7" (4.608m x 2.335m)

First Floor

Bedroom Two

8'6" x 14'5" (2.608m x 4.413m)

Bedroom Three

8'6" x 12'2" (2.608m x 3.722m)

Bedroom Four / Study

6'3" x 9'1" (1.912m x 2.778m)

Bathroom

6'3" x 6'11" (1.912m x 2.111m)

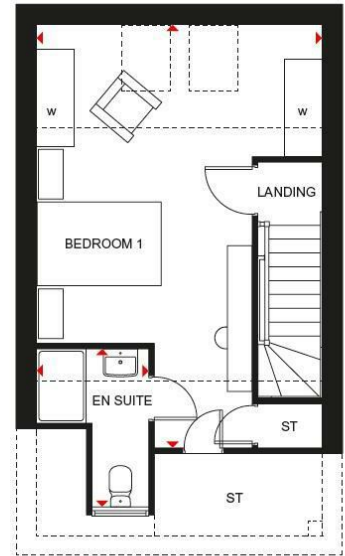
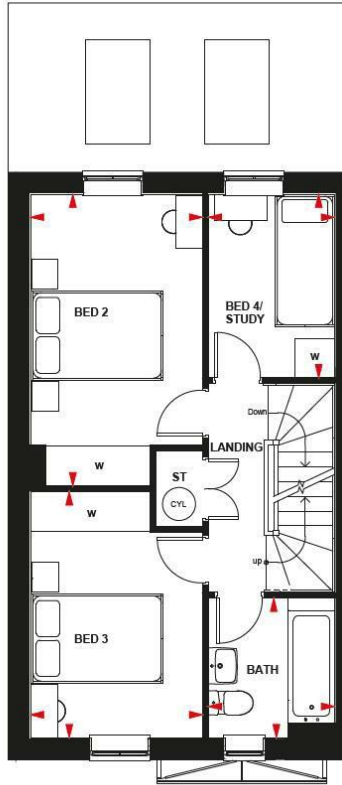
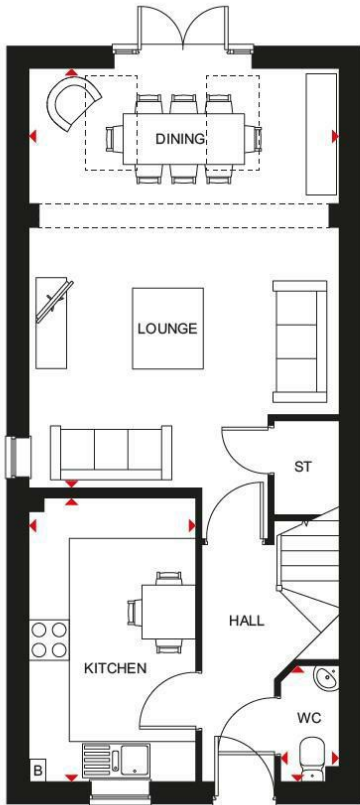
Second Floor

Bedroom One

11'5" x 21'5" (3.482m x 6.541m)

Ensuite Shower Room

5'11" x 8'4" (1.812m x 2.547m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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.