

**41 Overslade Lane
Bilton
RUGBY
CV22 6DY**

Guide Price £525,000



- FIVE / SIX BEDROOM
- GROUND FLOOR BEDROOM/OFFICE
- FITTED FAMILY BATHROOM
- NO ONWARD CHAIN
- OFF ROAD PARKING AND GARAGE

- EXTENDED DETACHED HOME
- GROUND FLOOR SHOWER ROOM
- FITTED KITCHEN AND UTILITY
- SOUGHT AFTER LOCATION
- ENERGY EFFICIENCY RATING D

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****PRICED TO SELL**** A RARE opportunity to purchase a FIVE/SIX BEDROOM, extended, detached family home located on an approximately QUARTER OF AN ACRE PLOT, on this very popular road. In brief the accommodation comprises; entrance hall, spacious lounge, kitchen, utility room, ground floor bedroom/office with ensuite shower room, five first floor bedrooms, and a family bathroom with a separate w.c. The property additionally benefits from upvc double glazing, gas radiator heating, off road parking for several cars, a single garage and mature gardens. This property requires some modernisation and is offered with NO ONWARD CHAIN. Located close to convenience stores and schooling for all for all ages. There is easy access to the region's central motorway networks (M1/M6 and M45) and Rugby Railway Station which operates mainline services to London Euston and Birmingham. There is a further range of state and private schooling available the surrounding areas including; Harris, Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises

Entry via covered entrance with obscure glazed hardwood door into:

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Doors off to lounge/dining room, ground floor bedroom/office and open plan kitchen. New carpets.

Lounge / Dining Room

28'3" x 12'5" (8.62m x 3.79m)

A spacious room with bay window to front aspect. Further window to side. Radiator. Feature fireplace with stone hearth and surround. New carpets. Sliding patio doors to rear garden.

Kitchen

17'5" x 9'9" (5.33m x 2.98m)

Fitted with a range of base and eye level units. Work surface space with one and a half bowl stainless steel sink and drainer with mixer tap over. Tiled splash backs. Radiator. Ceramic tile flooring. Space for a fridge freezer. Window to rear. Opening through to:

Kitchen Extension

11'1" x 9'10" (3.40m x 3.01m)

Low level units with work surface space over. Ceramic sink with mixer tap over. Space for a range cooker. Storage heater. Window to side. Window to rear. Two skylights. Timber beams to the ceiling. Doors to rear lobby and utility room.

Utility Room

Ceramic tile flooring. Shelving.

Rear Lobby

Window to rear. Door to side.

Ground Floor Bedroom / Office

18'4" x 11'1" (5.61m x 3.40m)

Window to front. Radiator. Coving to ceiling. Built in cupboard with recessed shelving above. Doorway to wash hand basin with storage under. Vinyl flooring. Obscure window to side door to:

Ground Floor Ensuite

With shower cubicle with electric shower. Low level w.c. Tiling to walls. Vinyl flooring. Radiator. Extractor fan.

First Floor Landing

New carpet. Doors off to bedrooms, bathroom and w.c.

Bedroom One

12'5" x 12'1" (3.79m x 3.70m)

Bay window to front. Range of built in bedroom furniture with bed recess. Radiator.

Bedroom Two

13'1" x 12'5" (4.01m x 3.79m)

Window to rear. Radiator. Airing cupboard housing Worcester Bosch boiler. Further cupboard housing hot water tank. Vinyl flooring.

Bedroom Three

14'1" x 11'1" (4.30m x 3.40m)

Window to rear aspect. Radiator. Wardrobe with storage above. Stained glass porthole window.

Bedroom Four

13'8" x 11'1" (4.18m x 3.40m)

Window to front. Built in wardrobes. Radiator.

Bedroom Five

8'9" x 8'2" (2.67m x 2.50m)

Window to front aspect. Radiator. Vinyl flooring.

Bathroom

Panelled bath with mixer tap and electric shower over. Wash hand basin with storage beneath. Tiled walls. Towel radiator. Obscure window to rear.

Separate W.C.

Low level w.c. Wall mounted wash hand basin. Skylight. Tiled walls. Viny flooring.

Front Garden

Block paved provides off road parking for several vehicles. Double wrought iron gates. Brick wall to boundary. A variety of mature trees and shrubs. Gated access to rear garden. Access to garage.

Rear Garden

A generously sized tiered garden which is not overlooked to the rear. Patio area. Single Garage. Decked area. Steps down to garden. Orchard to the rear. A variety of mature plants, fruit trees, and shrubs. Three sheds and two greenhouses. Outside tap. Enclosed by timber fencing.

Garage

Agents Note

Local Authority: Rugby

Council Tax Band: F

Energy Efficiency Rating: D



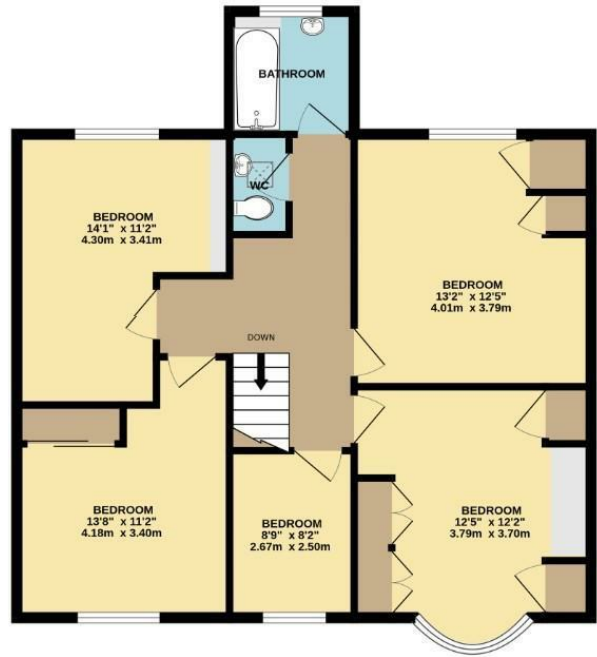




GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



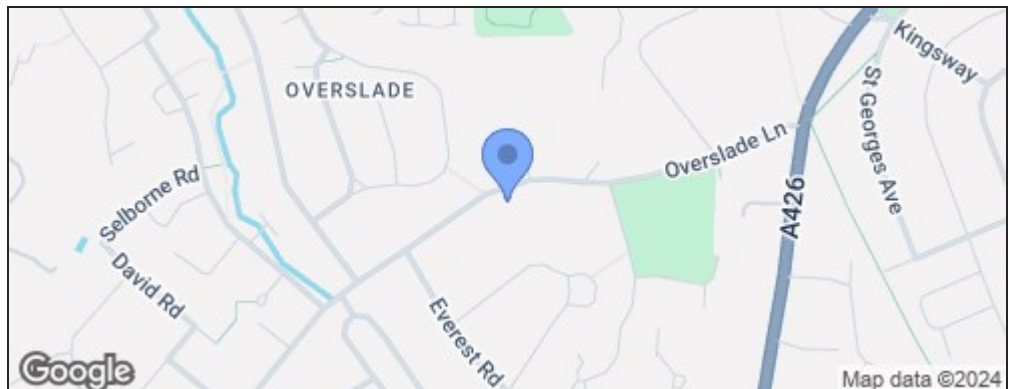
1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 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
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.