

**"Alnmouth" Elborough Place
Ashlawn Road
RUGBY
CV22 5QE
£576,995**



- **FOUR BEDROOM DETACHED**
- **TWO PARKING SPACES**
- **OPEN PLAN FAMILY KITCHEN**
- **ENSUITE TO MASTER BEDROOM**
- **HIGH ECO SPECIFICATION**

- **DOUBLE GARAGE**
- **STUDY, DINING ROOM**
- **UTILITY AND CLOAKROOM**
- **FURNITURE INCLUDED**
- **NORTH FACING GARDEN**

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



PERSONAL • PROFESSIONAL • PROACTIVE

The "Alnmouth" is designed for flexible living. The downstairs of this home features an open plan kitchen and family room with utility, opening to the garden through French doors. A separate lounge opens to the garden along with a study and separate dining room completes the ground floor. Upstairs you will find the spacious main bedroom including an ensuite, two further double bedrooms, a single bedroom and family bathroom. Off road parking and garage.

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.

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.

Entrance Hall

Lounge

11'7" x 19'2" (3.552m x 5.851m)

Dining Room

9'7" x 11'1" (2.922m x 3.400m)

Family Kitchen

16'6" x 13'7" (5.045m x 4.150m)

Study

9'7" x 6'7" (2.922m x 2.010m)

Utility

5'3" x 5'1" (1.613m x 1.562m)

Cloakroom

2'9" x 5'5" (0.852m x 1.668m)

Landing

Bedroom One

13'0" x 12'7" (3.977 x 3.859m)

Ensuite

4'8" x 7'0" (1.443m x 2.138m)

Bedroom Two

18'7" x 9'8" (5.678m x 2.970m)

Bedroom Three

9'8" x 11'8" (2.950m x 3.574m)

Bedroom Four

11'10" x 9'1" (3.614m x 2.793m)

Bathroom

9'9" x 7'1" (2.981m x 2.169m)

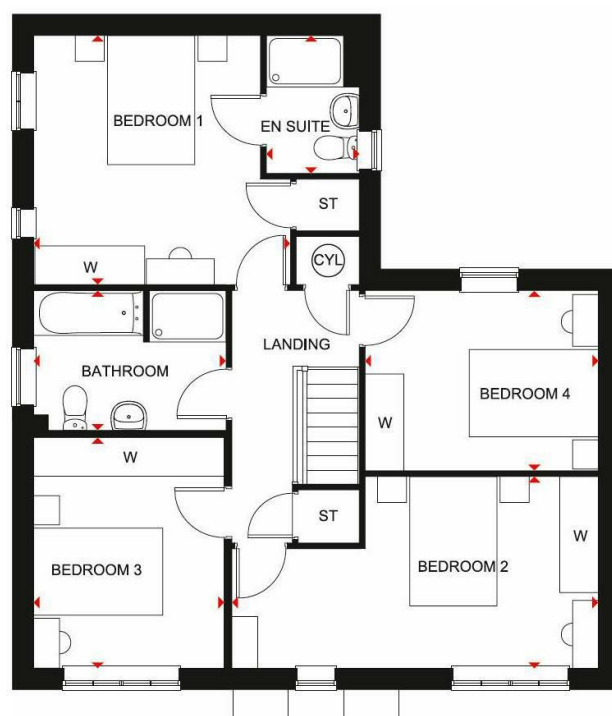
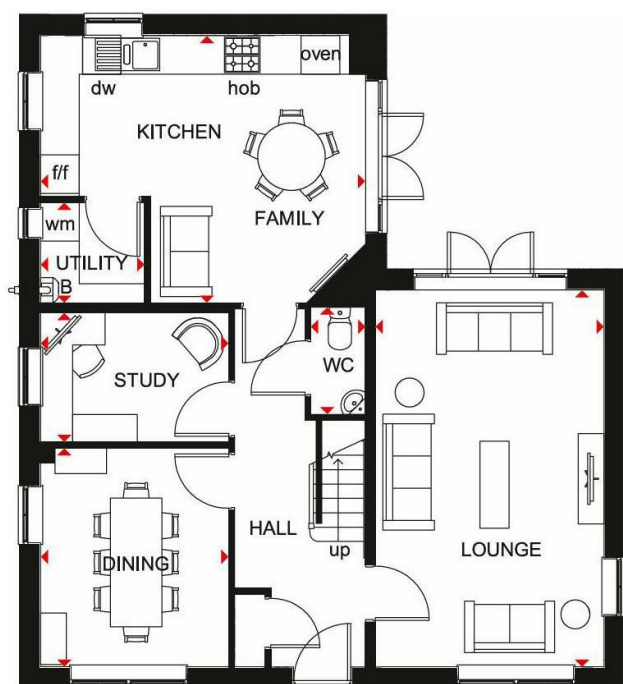
Garden

North Facing Garden.

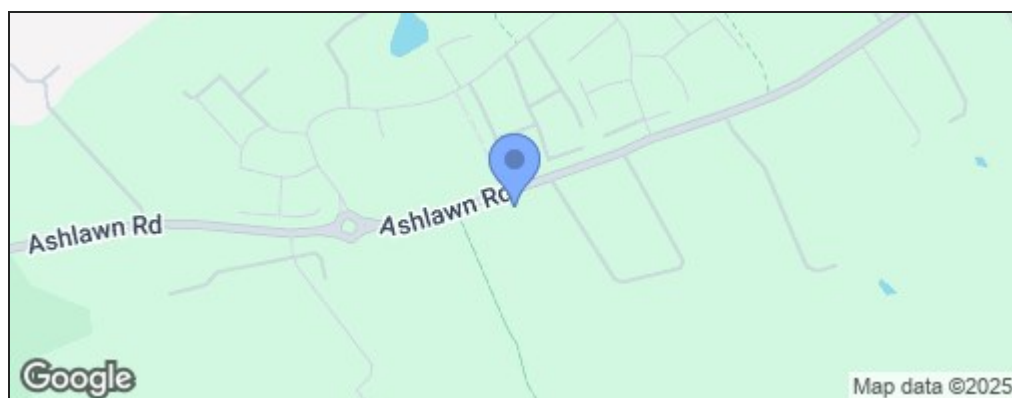
Garage







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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.