



106 Rugby Road, Binley Woods, Rugby, CV3 2AX

Offers In the Region of £595,000



Expansive Four Double Bedroom Detached Dormer Bungalow
Landscaped South-Facing Rear Garden
Open Plan Kitchen/Diner/Lounge with Bedroom and En-suite to the Front
Fitted Kitchen Diner to the Rear
Large Lounge & Separate Dining Room
One Family Bathroom & Separate Cloakroom to the Ground Floor
Two Double Bedrooms & Bathroom to the First Floor
Integral Garage
Ample Parking to the Front
Popular Village Location

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Accommodation Comprises:

Ground Floor

Entrance: Double Glazed door into:

Hallway

Electric heater. Doors off to all rooms

Open Plan Lounge/Kitchen/Diner

5.5m (18' 1") approx x 2.5m (8' 2") approx

UPVC Double glazed window to the front. Ample wall and base black gloss units with worktops over. Breakfast bar. Stainless steel sink unit with mixer tap. Integrated oven with induction hob and extractor over. Built-in automatic washing machine, built-in fridge. two electric heaters. Storage cupboard housing hot water tank and fuse board. Door leading to:

Bedroom Four

3.2m (10' 6") approx into built in wardrobes x 2.3m (7' 7") approx

UPVC Double glazed window to the side. Electric heater. Built-in sliding wardrobes. Door into:

En-suite Shower Room

1.6m (5' 3") approx x 1.6m (5' 3") approx

White suite comprising: Corner shower cubicle. Low level WC, Vanity sink unit with storage below. Chrome heated towel rail. Fully tiled floor and walls.

Inner hallway

Central heating radiator. Doors to all rooms and Archway through to Lobby area.

Lobby

2.1m (6' 11") approx x 2.9m (9' 6") approx

Central heating radiator. Stairs off to the first floor. Door to the garage and to side garden.

Bedroom Three

3.0m (9' 10") approx x 4.3m (14' 1") approx

UPVC Double glazed window to the side. Central heating radiator. Built in wardrobes.



Shower Room

2.4m (7' 10") approx x 1.9m (6' 3") approx

White suite comprising: Large Shower cubicle. Vanity sink unit, Low level WC, Chrome heated towel rail. Fully tiled walls and floor. UPVC double glazed window to the side.

Cloakroom

0.8m (2' 7") approx x 1.9m (6' 3") approx

UPVC Double glazed window to the side. Low level WC. Vanity sink unit. Fully tiled walls and floor.

Dining Room

3.6m (11' 10") approx x 4.3m (14' 1") approx

UPVC Double glazed window to the side and space for a large dining table. Door into Lounge and:

Kitchen/Diner

6.3m (20' 8") approx x 3.2m (10' 6") approx

Ample wall and base wooden units with work tops over, stainless steel single drainer sink unit with mixer tap. Breakfast bar/dining table. Gas hob with extractor fan over. Integrated dishwasher, Integrated oven and grill, integrated fridge freezer and integrated freezer. Integrated washing machine. Cupboard housing combi boiler. Central heating radiator. UPVC Double glazed window to the rear.

Rear Lounge

4.3m (14' 1") approx x 4.5m (14' 9") approx

UPVC Double glazed French doors to the Rear. Two central heating radiators. Electric fireplace



First Floor

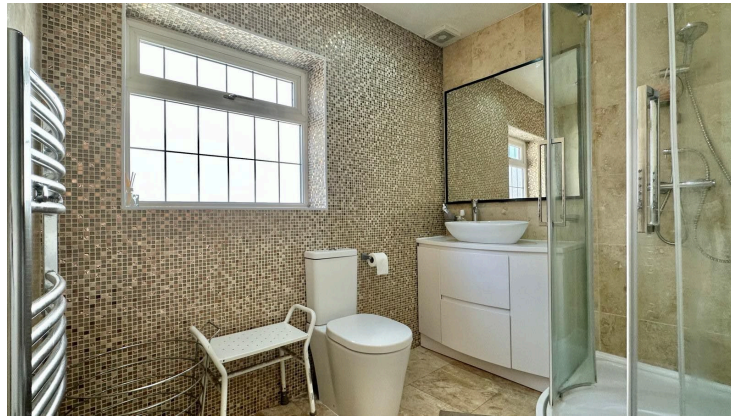
Landing

Velux Window, Doors to eves, Built in wardrobe space. Doors off to all rooms

Bedroom One

3.2m (10' 6") approx x 5.9m (19' 4") approx

UPVC double glazed window to the rear. Central heating radiator. Full length built-in unit and dresser



Bedroom Two

3.3m (10' 10") approx x 4.6m (15' 1") approx

UPVC Double glazed window to the front. Central heating radiator. Built in wardrobe and desk area.



Family Shower room

1.6m (5' 3") approx x 3.0m (9' 10") approx

Shower cubicle with electric shower, built in sink unit with doors and storage below, Low Level WC. Velux window

Integrated Garage

2.9m (9' 6") approx x 4.9m (16' 1") approx

with Power and lighting. Up and over door. Direct access from driveway



Outside

Front Garden: Direct Access to paved drieway with off road parking for approx four vehicles with direct access to garage, Side pedestrian access to the rear. Rear Garden: Patio area leading to laid to lawn. A further patio area with a shed for storage.



AGENTS NOTES

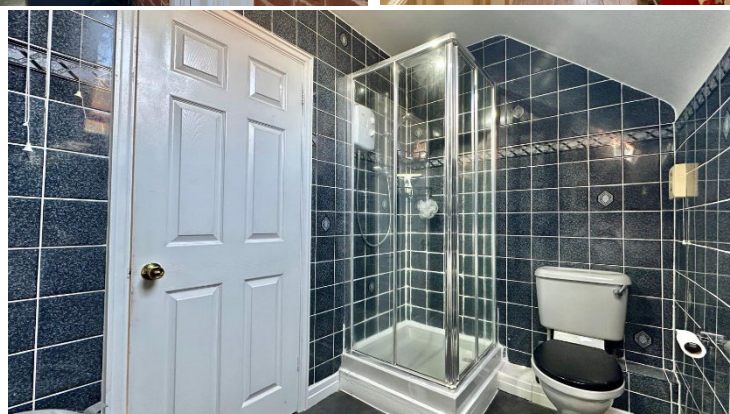
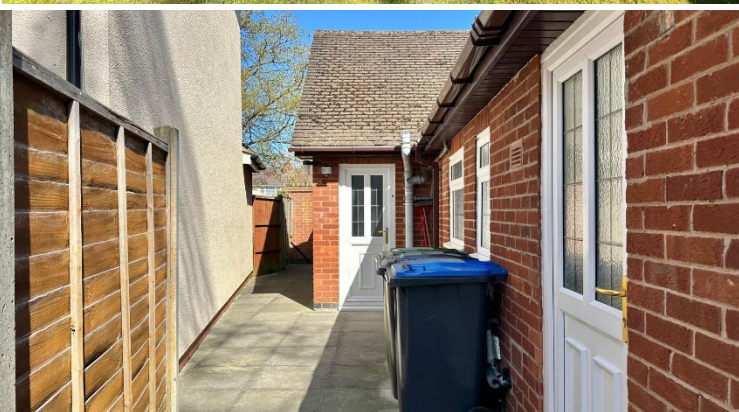
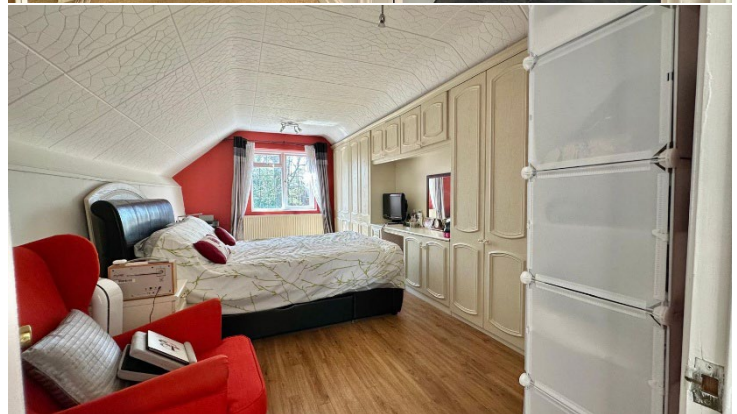
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TENURE - FREEHOLD

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.