



## **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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**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

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

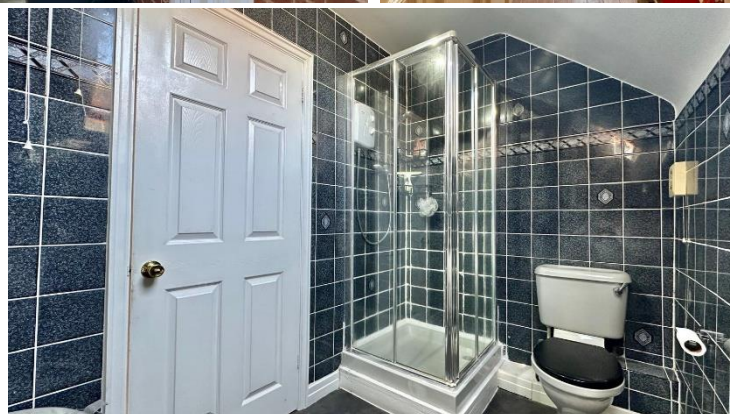
### TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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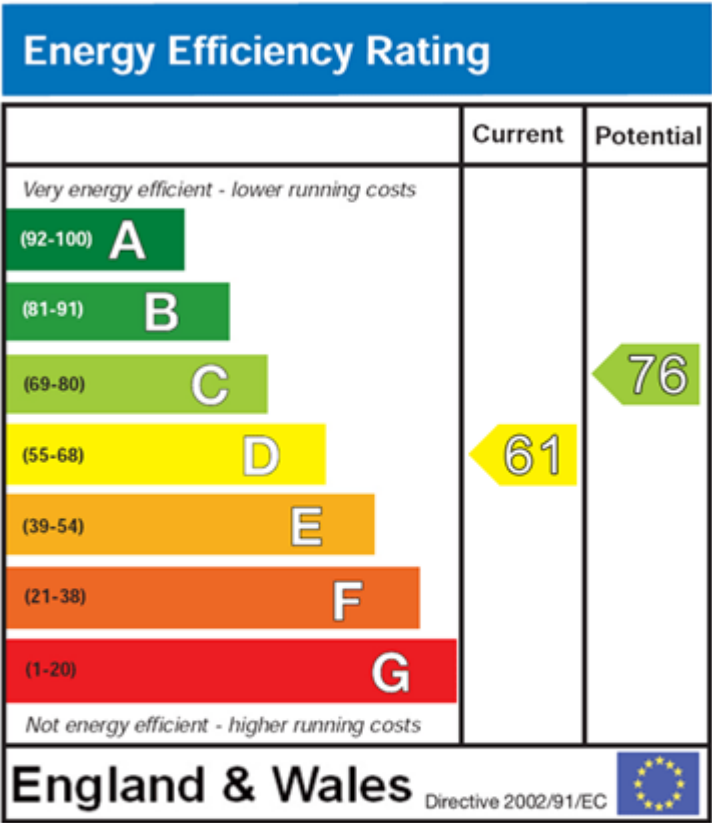


#### IMPORTANT NOTICE

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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.