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Lower Lodge Avenue, Eden Park
Guide Price £340,000

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ESTATE AGENTS

Lower Lodge Avenue, Eden Park, Rugby

Complete Estate Agents are pleased to offer for sale this gorgeous, modern, detached property offers stylish and versatile living accommodation arranged over three floors, and enjoys a superb location within the highly sought after Eden Park area to the North of Rugby. The accommodation comprises in brief of an entrance hall, lounge, kitchen/diner and guest WC on the ground floor, with a landing area, three bedrooms, a family bathroom and an en-suite on the first floor, and a master bedroom suite benefitting from a walk in wardrobe style dressing area, and en-suite facilities to the second floor.

The property resides on a plot with an enclosed rear garden laid mainly to lawn, and two garage's providing off road parking. Eden Park is conveniently located for a wide range of shops and amenities at the nearby 'Elliotts Field' and 'Junction One' leisure and retail parks, well regarded schooling for all ages, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and only a short five minute drive from Rugby train station which operates mainline services to London Euston in just 48 minutes. Viewing is highly recommended to fully appreciate all this fantastic family home has to offer.

Entrance Hall

Entered via glazed door.

Cloakroom

Low flush wc. Wash hand basin. Radiator.

Kitchen Diner 17'8" x 8'2" (5.41m x 2.49)

An array of fitted base cupboards and drawers. Single drainer sink unit. Plumbing for and automatic washing machine and dishwasher. Built in fan assisted electric double oven. Halogen ob with extractor above. Buling in fridge / freezer. Eye level units. Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Window to front and side.

Lounge 14'11" x 15'1" (4.57 x 4.60)

Engineered oak flooring . Radiator. Window and door to rear.



First Floor Landing

Doors to

Bedroom Two 12'10" x 8'6" (3.92m x 2.61)

Built in wardrobe. Radiator. Window to rear.

En Suite

Fully glazed shower enclosure with fitted power shower and tiled walls. Low flush WC. Wash hand basin. Low flush wc. Extractor fan. Radiator.

Bedroom Three 9'8" x 9'10" (2.97 x 3.01)

Built in Wardrobe. Radiator. Window to front.

Bedroom Four 9'8" x 9'10" (2.97 x 3.01)

Radiator. Window to rear.

Bathroom

Low flush wc. Wash hand basin. Panelled bath with shower over. Radiator. Shaver socket. Extractor. Tiled splash areas. Window to side.

Second Floor Landing

Bedroom One

An amazing bright room room with windows from all aspects. Radiators.

Dressing Room

With fitted open fronted wardrobes.

En Suite

Glazed shower enclosure. Fitted power shower. Tiled splash areas. Low flush WC. Wash hand basin. Shaver socket. Radiator.

Garage One

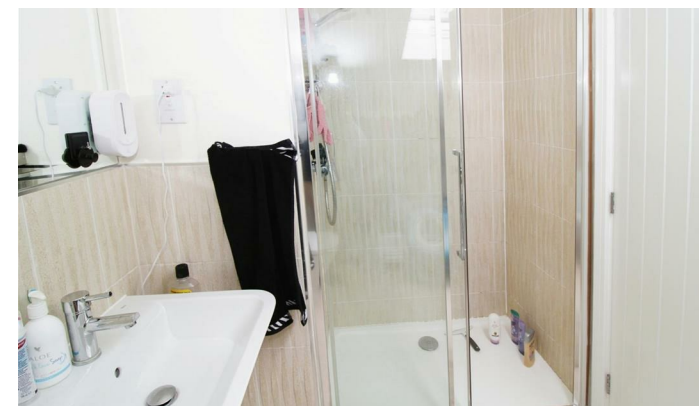
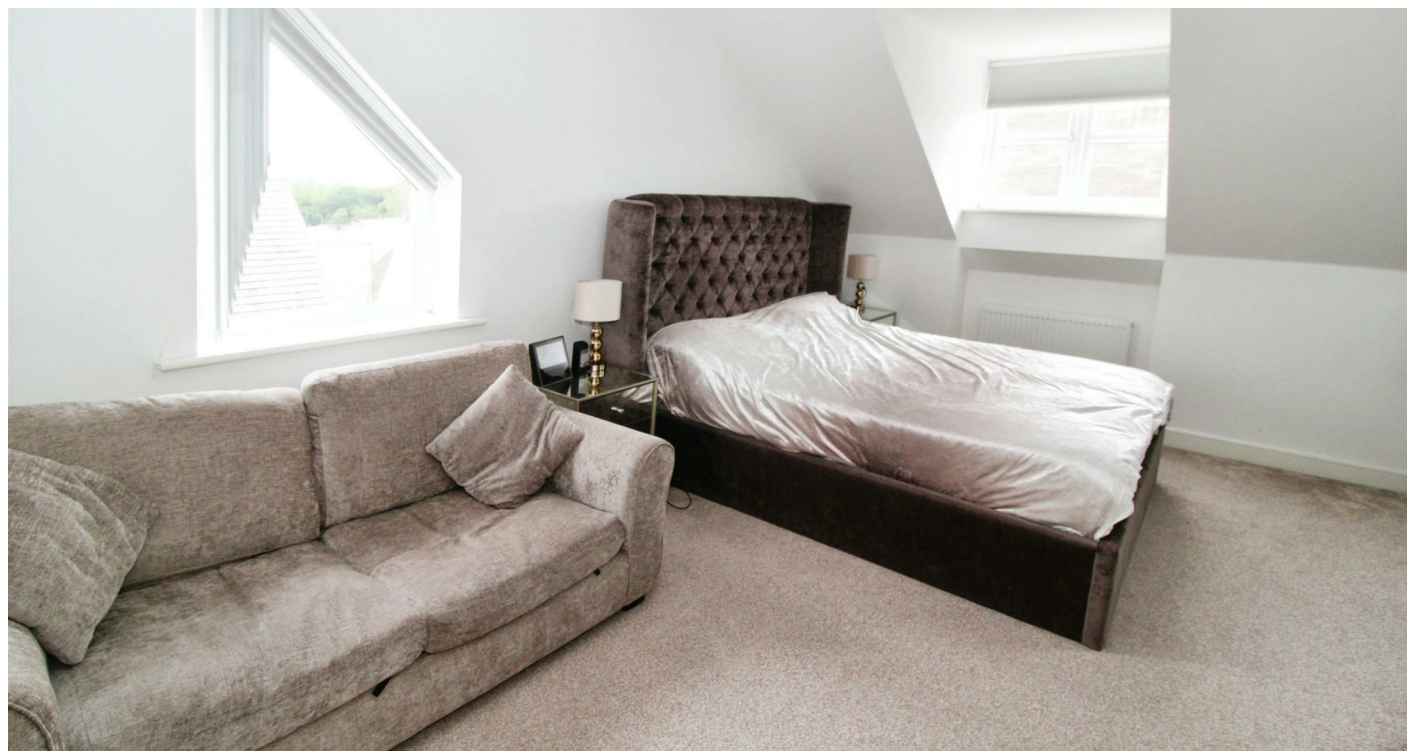
Entered via up and over door.

Garage Two

Entered via up and over door.

Garden

Paved patio area with the majority laid to law. Fully enclosed by timber fencing. Gated side access.



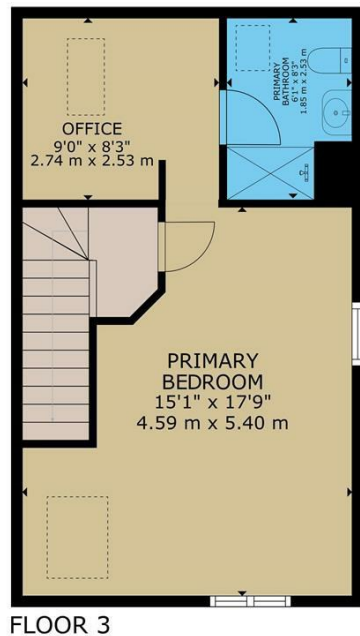
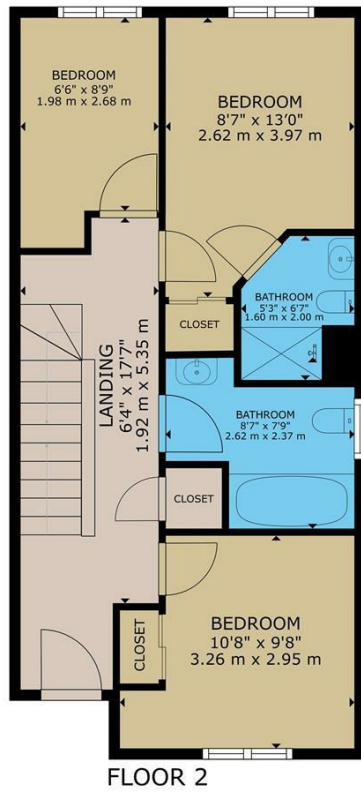
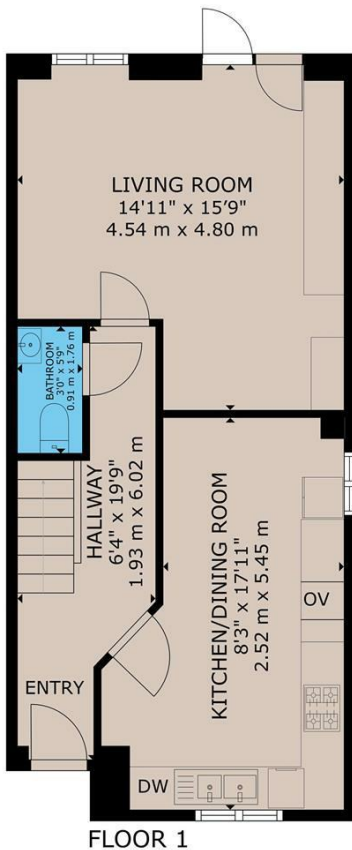
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
 FLOOR 1: 498 sq. ft, 46 m²; FLOOR 2: 495 sq. ft, 46 m²
 FLOOR 3: 396 sq. ft, 36 m²; TOTAL: 1,389 sq. ft, 128 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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