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Laburnum Grove, Bilton
Guide Price £280,000

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ESTATE AGENTS

Laburnum Grove, Bilton, Rugby

We are delighted to present this impressive detached property for sale, boasting a wealth of unique features that sets it apart. Located with convenient access to local amenities, this property offers a blend of comfort and practicality. The property features a spacious open-plan layout that seamlessly integrates the living area and the kitchen. The kitchen is a cook's dream, filled with natural light that makes the space feel bright and airy, enhancing the overall cooking experience. Whether you're an aspiring chef or love to entertain friends and family, this kitchen will not disappoint. The property offers two bedrooms, with the master bedroom being a generous double. This room provides plenty of space to create your perfect retreat, a place to unwind and relax after a long day, ensuring a good night's sleep. In addition to the bedrooms, the property benefits from two bathrooms, offering a level of convenience and privacy that is essential in any modern home. Finally, the property includes a reception room, a welcoming space where you can entertain guests or spend quality time with the family. Whether you want to host a party or enjoy a quiet night in, this room provides the perfect setting. In conclusion, this detached property, with its open-plan design and convenient location near local amenities, is a fantastic opportunity for anyone seeking a comfortable and stylish home. Don't miss out on this unique opportunity to own a property filled with potential.

Entrance Hall

Entered via glazed door. Wood effect flooring. Glass and oak ballustrade staircase to first floor. Storage cupboard.

Cloakroom

Low flush WC. Wash hand basin. Radoator.

Lounge 16'8" x 12'6" (5.10m x 3.82m)

Radiator. Window to front.

Kitchen / Dining Room 9'6" x 15'3" (2.91m x 4.65m)

Spacious and bright kitchen with modern white units. Built in dishwasher. Fan assisted electric oven with halogen hob and extractor above. Sink unit. Built in fridge / freezer. Eye level units. Spacious worktops. Built in microwave. Downlights. Window to rear.



Family Room 14'3" x 13'8" (4.36m x 4.17m)

Parquet herringbone flooring. Radiator. Patio door to rear

Landing

Glazed oak handrail.

Bedroom One 12'4" x 12'8" (3.77 x 3.87)

Radiator. Window to front. Walk in wardrobe.

En Suite

Low flush WC . Wash hand basin. Glazed shower enclosure with fitted shower. Radiator.

Bathroom

Low flush WC. Wsh hand basin. Panelled bath. Tiled splash areas. Radiator. Velux window.

Bedroom Two 14'3" x 8'9" (4.35 x 2.68)

Radiator. Window to front. Walk in wardrobe.

Garage

Entered via up and over door. Power and light connected.

Outside

To the rear garden is a large patio area with brick retaining wall leading up to a further patio and lawn. Fully enclosed by panel fencing.

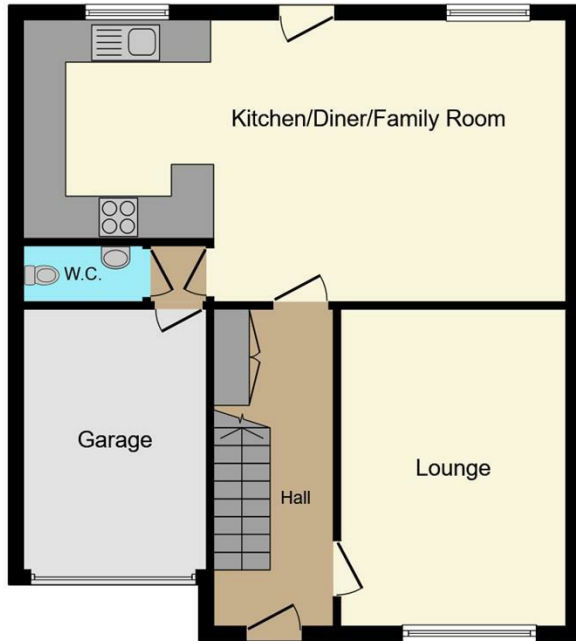
About Rugby

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

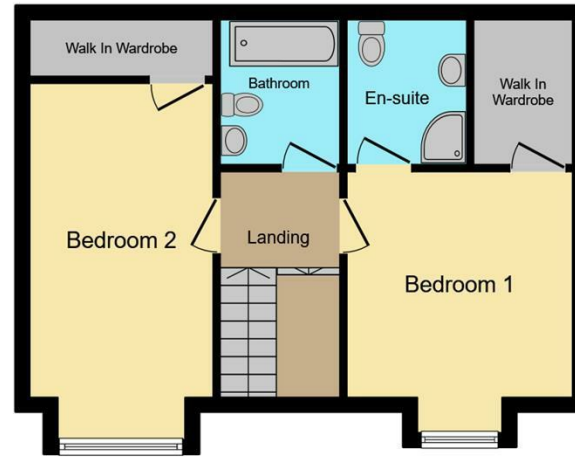
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Ground Floor

Floor area 64.1 m² (690 sq.ft.)



First Floor

Floor area 42.9 m² (462 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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	

TOTAL: 107.0 m² (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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