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Longstork Road, Coton Meadows
Asking Price £350,000

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Longstork Road, Coton Meadows, Rugby

Complete Estate Agents are pleased to offer this delightful detached house for sale, which offers a perfect blend of comfort and modern living. Built in 2004, the property boasts a generous 1,453 square feet of well-designed space, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, creating a warm and welcoming atmosphere. This property comprises four spacious bedrooms, providing ample room for family members or guests. The master bedroom benefits from an en suite bathroom, ensuring privacy and convenience. Additionally, there is a well-equipped family bathroom to cater to the needs of the household. Outside, the property features a garage and parking space for one vehicle, adding to the convenience of this lovely home. The absence of a chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly. Longstork Road is situated in a friendly neighborhood, close to local amenities, schools, and parks, making it an excellent choice for families. No onward chain.

Hallway

Replacement composite front door with decorative central glazed section. LVT flooring. Stairs to first floor. Door to WC. Double doors to Lounge. Door to Dining Room. Radiator. Telephone point.

Lounge 20'0" x 11'6" (6.12m x 3.51m)

Two double glazed windows (one being a walk in bay window). Two radiators. Gas fire with hearth and surround. Coving.

Dining Room 11'10" x 11'1" (3.61m x 3.38m)

Double glazed window and double glazed French Doors out to the rear garden and patio. Doorway into Kitchen. Two radiators. Coving. LVT flooring.

Kitchen 11'10" x 8'7" (3.61m x 2.64m)

Double glazed window to the garden. Doorway into Utility. Full range of re-fitted base and eye level units with stylish work surfaces over, tiling to splashbacks and under cabinet lighting. Composite one and a half bowl sink/drainers with mixer tap. Fitted double oven with gas hob and extractor. Space for a fridge/freezer. Space and plumbing for dishwasher. Tiled flooring.



Utility 6'5" x 4'9" (1.96m x 1.45m)

Composite door out to the side of the property and rear garden. Radiator. Under-stairs cupboard. Wall mounted boiler. Space and plumbing for washing machine and dryer. Extractor. Work surface. Tiled floor.

WC

Low flush WC. Wash hand basin set upon small vanity unit. Extractor. Radiator. Wood effect flooring. Tiling to splashback.

Landing

Doors off to all four bedrooms plus family bathroom. Double glazed window to the rear garden. Loft access hatch. Over-stairs cupboard (housing hot water cylinder).

Bedroom 1 11'10" x 9'8" (3.63m x 2.95m)

Two double glazed windows. Door to En Suite. Radiator. Fitted wardrobes.

Ensuite

Double glazed window. Tiled shower cubicle, Low flush WC. Pedestal wash hand basin. Radiator. Shaver point. Extractor. Half height wall tiling.

Bedroom 2 11'3" x 10'0" (3.45m x 3.07m)

Two double glazed windows. Radiator. Fitted wardrobes.

Bedroom 3 11'5" x 7'10" (3.48m x 2.41m)

Double glazed window. Radiator. Fitted wardrobes. Picture rail.

Bedroom 4 8'9" x 6'0" (2.69m x 1.83m)

Double glazed window. Radiator.

Family Bathroom 6'11" x 6'5" (2.11m x 1.98m)

Double glazed window. Radiator. Panelled bath with shower over. Low flush WC. Pedestal wash hand basin. Extractor. Shaver point. Tiling to splashbacks.

Frontage

Shallow low maintenance slate chippings.

Garage & Driveway

Driveway for up to three cars which leads to the single detached garage. Gate into rear garden. Electric car charger.

Garden

Primarily enclosed by timber fencing. Side gate. Additional side space ideal for bins with door into Utility. Full width path leading onto lawned area which has mature borders (shrubs and small trees)

Rugby Borough Council

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

About Rugby

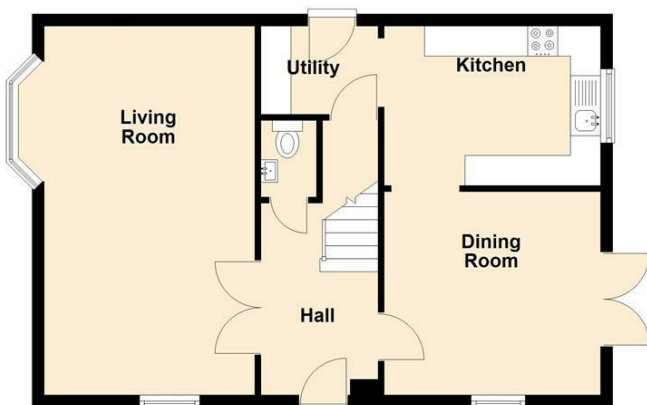


Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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



Ground Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 113.7 sq. metres (1224.4 sq. feet)



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