



Ellis Brooke



53 Loverock Crescent

Hillmorton, Rugby, CV21 4AS

Asking price **£399,950**



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Porch

7'5" x 5'8" (2.26m x 1.73m)

Double glazed front door into porch. Double glazed windows to three sides & further door into Hallway. Tiled floor. Fitted shoe storage. Inset spotlights.

Hallway

Stairs to first floor. Radiator. Wood effect flooring. Coving. Inset spotlights. Two under-stairs storage areas. Door to Lounge. Door to Kitchen & further accommodation.

Lounge

12'7" x 13'2" into bay (3.84m x 4.01m into bay)

Double glazed bay window to the front aspect. Radiator. Coving. Feature fireplace area with hearth & surround. TV & telephone points. Inset spotlights. Wood effect flooring.

Breakfast Kitchen

19'2" x 10'9" (5.84m x 3.28m)

Double glazed window & door to the side aspect. Door onto Dining Room. Door into Rear Lobby. Full range of base & eye level units with complementary work surface over. Tiling to splashbacks. Feature under-cabinet lighting. Composite sink/drainer with mixer tap. Space & plumbing for washing machine & dishwasher. Space for range style cooker with extractor. Space for oversize fridge/freezer. Inset spotlights. Coving.

Dining Room/Family Room

12'8" x 11'5" (3.86m x 3.48m)

Double glazed bi-fold doors onto patio & garden. Tiled floor with underfloor heating. Coving. Velux window. Inset spotlights. Radiator.

Rear Lobby

Tiled floor with underfloor heating. Various built in storage cupboards. Door to WC. Doorway to Office.

WC

Double glazed window to the side aspect. Tiled floor with underfloor heating. Half-height tiling. Wall mounted wash hand basin with mixer tap. Low flush WC. Radiator.

Office/Playroom

9'1" x 6'6" (2.77m x 1.98m)

Currently used as a playroom.

Double glazed window to the rear aspect. Tiled floor with underfloor heating. Coving. Inset spotlights. Radiator.

Landing

Double glazed window to the side aspect. Doors off to all four bedrooms. Door to Bathroom. Inset spotlights. Large loft access hatch with pull-down ladder. Coving.

Bedroom One

12'9" min x 13'3" (3.89m min x 4.04m)

Double glazed bay window to the front aspect. Radiator. Coving. Door to En-Suite. Feature bay spotlights.

En-Suite

Double glazed window to the front aspect. Tiled floor with underfloor heating. Heated towel rail. Inset spotlights. Pedestal wash hand basin. Low flush WC. Oversize shower cubicle (fully tiled). Extractor.

Bedroom Two

10'9" x 9'9" +alcoves (3.28m x 2.97m +alcoves)
Double glazed window to the rear aspect. Radiator.
Coving.

Bedroom Three

10'6" x 8' (3.20m x 2.44m)
Double glazed window to the rear aspect. Radiator.
Coving.

Bedroom Four

8'1" x 7'6" min (2.46m x 2.29m min)
Double glazed window to the rear aspect. Radiator.
Coving.

Bathroom

7'8" x 5' (2.34m x 1.52m)
Double glazed window to the side aspect. Panelled
bath with jet features & shower over. Low flush WC.
Pedestal wash hand basin. Tiling to splashbacks.
Tiled floor with underfloor heating. Heated towel
rail. Extractor.

Driveway

Block paved driveway providing off road parking for
up to 3 cars. Enclosed by a mixture of low level
timber fencing and brick wall. Leading to enclosed
car port.

Car Port

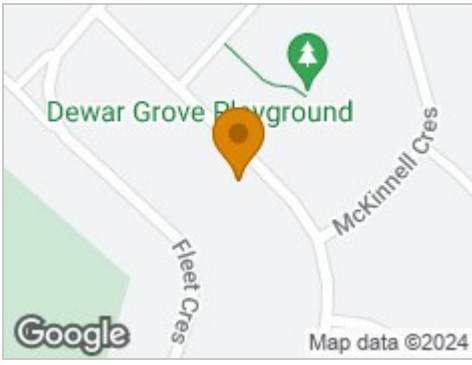
Double wooden gates to the front. Fully covered.
Continuation of block paving. Outside power points.
Further gate giving access to rear garden.

Garden

Set over 2 levels. Initial large patio area with partial
covering. 4 steps to main section which is enclosed
by timber fencing with artificial grass. Raised
planter with flowers and shrubs. Additional corner
patio/hard-standing.



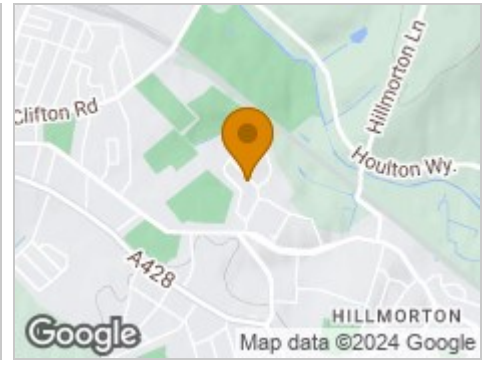
Road Map



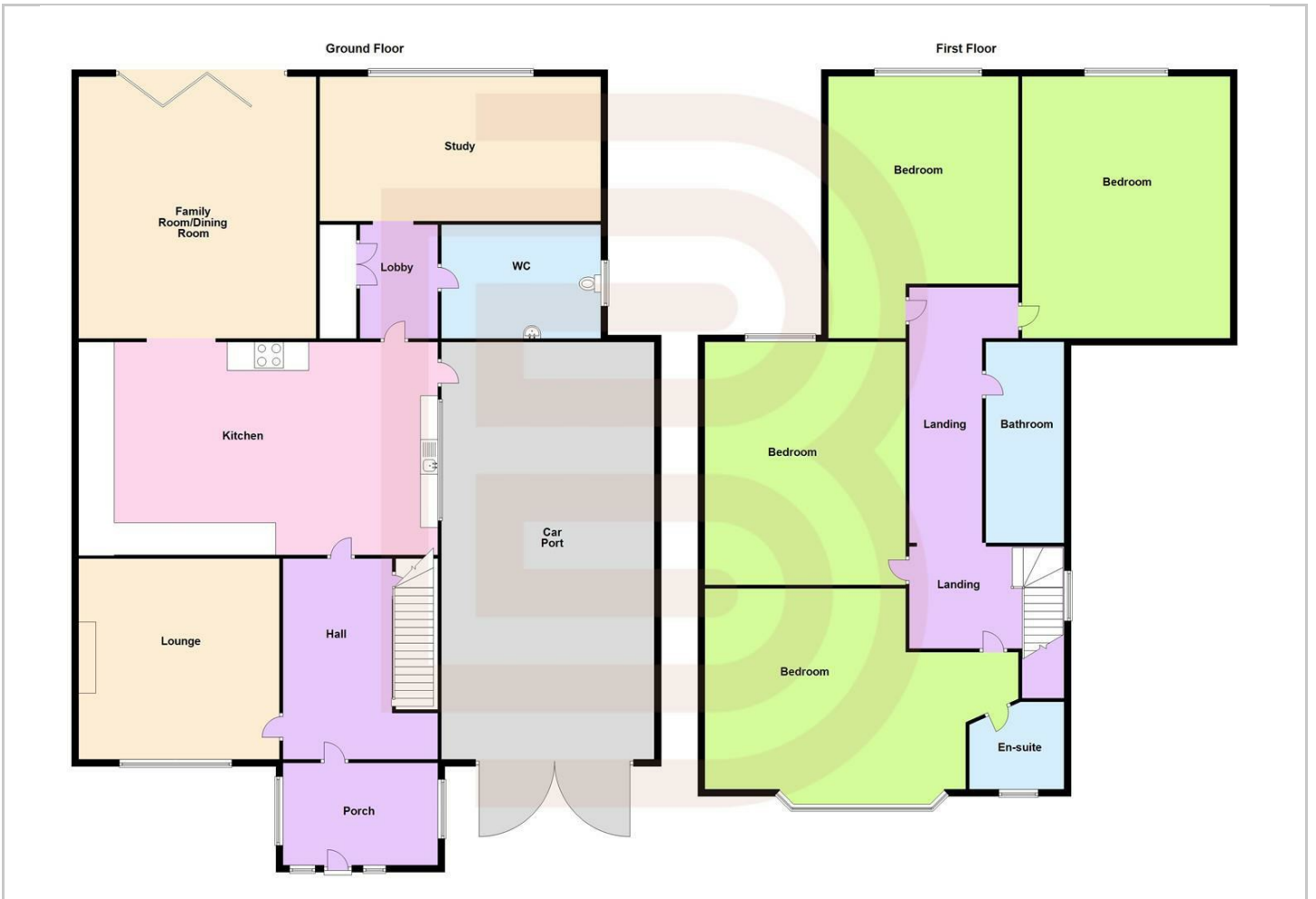
Hybrid Map



Terrain Map



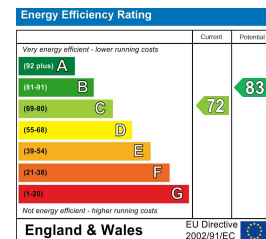
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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