



Ellis Brooke



5 Leigh Crescent

Long Itchington, Southam, CV47 9QS

Offers in excess of £250,000



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Hall

Composite part double glazed front door. Stairs to first floor. Radiator. Door to Kitchen/Diner. Understairs cupboard.

Kitchen/Diner

18' x 8'6" (5.49m x 2.59m)

Double doors into Conservatory. Double doors into Lounge. Range of re-fitted base & eye level units with granite work surfaces & splashbacks. Inset composite sink/drainage. Space for large fridge/freezer. Space for cooker. Space & plumbing for washing machine, dishwasher & dryer. Karndean flooring. Radiator. Inset spotlights. Under cabinet feature lighting.

Lounge

12'2" x 11'9" (3.71m x 3.58m)

Double glazed window to the front aspect. Radiator. Open fire with hearth & surround. Coving.

Conservatory

15'5" x 12'8" (4.70m x 3.86m)

Full height brick walls to two sides. Dwarf wall with uPVC windows to the rear. Double glazed French Doors. Karndean flooring. Double glazed glass roof.

Landing

Doors to all three bedrooms. Door to bathroom. Loft access hatch.

Bedroom One

13'5" x 9'2" max (4.09m x 2.79m max)

Double glazed window to the front aspect. Radiator. Cupboard housing combination boiler.

Bedroom Two

10'2" x 10' min (3.10m x 3.05m min)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

8'7" x 7'8" max (2.62m x 2.34m max)

Double glazed window to the front aspect. Radiator.

Bathroom

7'5" x 5'6" (2.26m x 1.68m)

Two double glazed windows to the rear aspect. Heated towel rail. Panelled bath with shower over. WC & sink set into vanity unit. Extractor. Inset spotlights.

Front Garden

Enclosed by low level fence. Pathway leading to canopy porch plus side access with gate into rear garden. Front garden is laid to lawn with borders.

Rear Garden

Fully enclosed by timber fencing. Side access gate. Initial good size patio with path extending along one side of the garden. Mainly laid to lawn with borders. Rear section of the garden is a further seating area with pergola feature.



Road Map



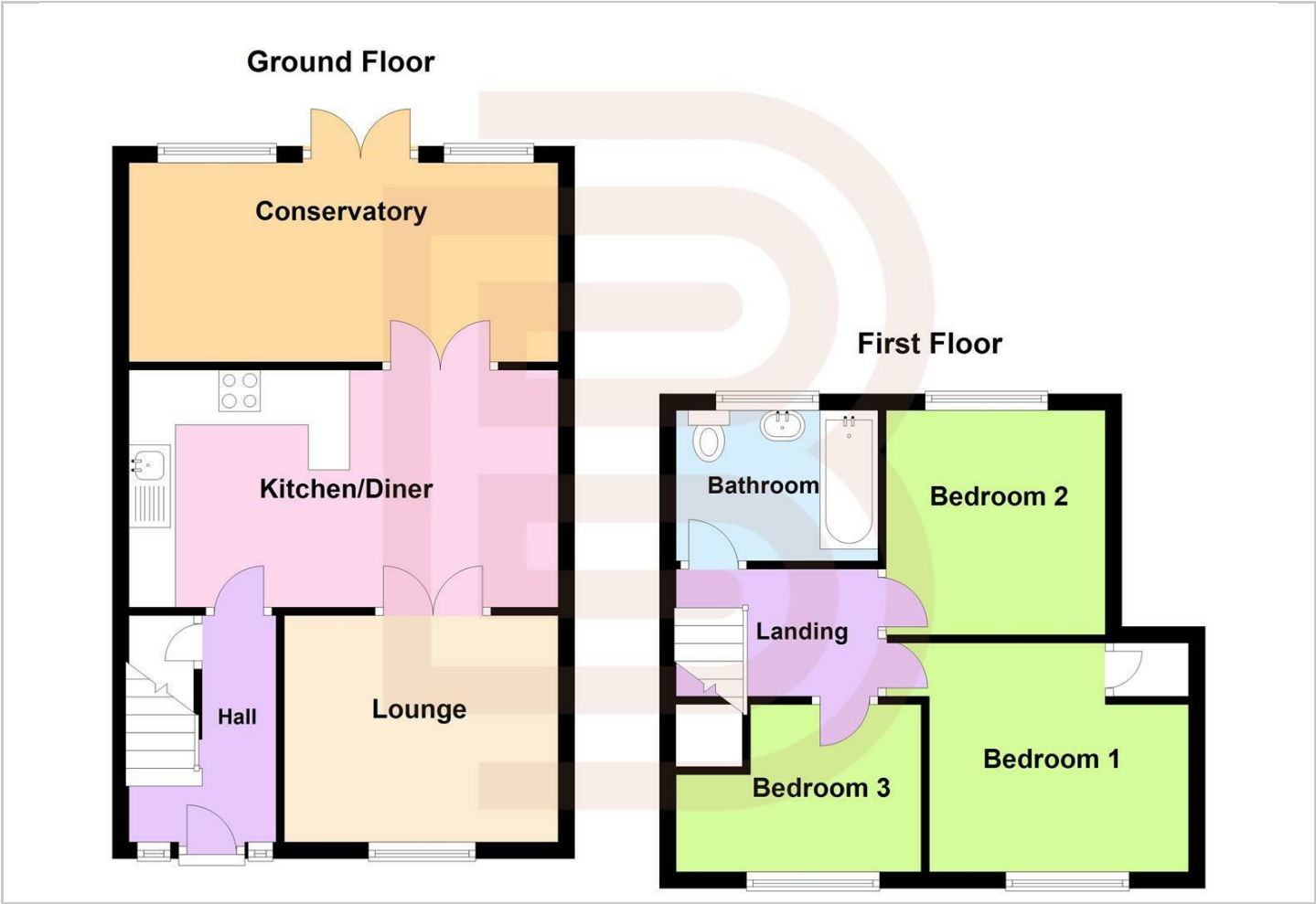
Hybrid Map



Terrain Map



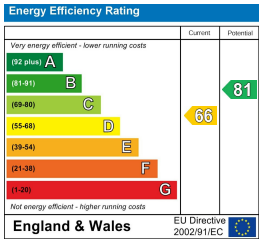
Floor Plan



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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