



# Ellis Brooke



4 Rugby Road  
Lilbourne, Rugby, CV23 0SP

**Guide price £235,000**



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## Hall

Hardwood front door into hallway. Tiled flooring. Radiator. Doors off to Lounge, Kitchen & Bathroom.

## Lounge

15' x 10'10" min (4.57m x 3.30m min)  
Double glazed window to the front aspect. Radiator. Stairs to first floor with storage cupboard underneath. Open fire. Stripped wooden flooring. Exposed beams.

## Breakfast Kitchen

17'5" x 10'3" max (narrowing to 7'6") (5.31m x 3.12m max (narrowing to 2.29m))  
Double glazed windows to the front and side plus a double glazed door to the yard. Radiator. Tiled flooring. Feature wood burner set against exposed brick. Range of base and eye level units with wooden work surfaces over. Composite sink/drainer. Space for a range style cooker with extractor. Space for upright fridge/freezer. Space and plumbing for washing machine.

## Bathroom

10'3" x 6'8" (3.12m x 2.03m)  
Tiled flooring. Fully tiled shower cubicle. Separate footed bath. Low flush WC. Wash hand basin set upon vintage dresser. Extractor. Heated towel rail.

## Landing

Doors off to all 3 bedrooms. Loft access hatch.

## Bedroom One

11'5" x 10'4" min (3.48m x 3.15m min)  
Double glazed window to the front aspect. Radiator. Door to En-Suite. Exposed wood floor.

## En Suite

Fully tiled shower cubicle. Low flush WC. Small wash hand basin. Extractor. Heated towel rail. Tiled floor.

## Bedroom Two

9'7" x 10' (2.92m x 3.05m)  
Double glazed window to the front aspect. Exposed wood floor. Radiator.

## Bedroom Three

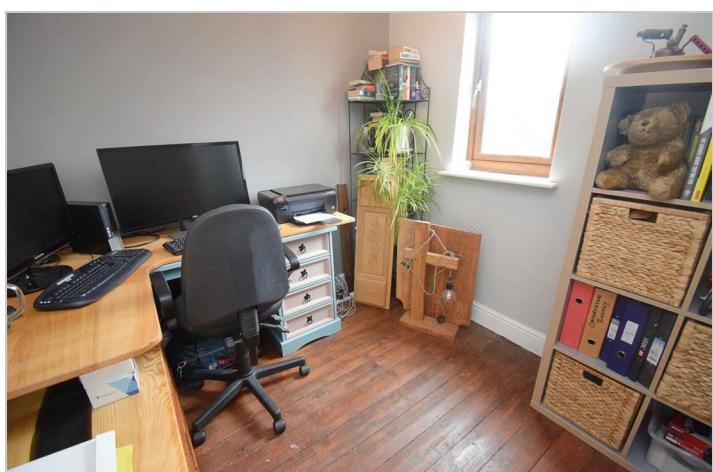
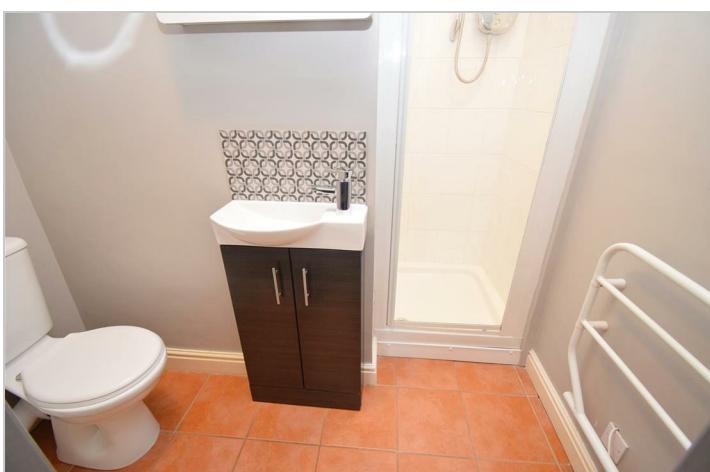
7'8" x 7'5" (2.34m x 2.26m)  
Double glazed window. Radiator. Exposed wood floor.

## Yard

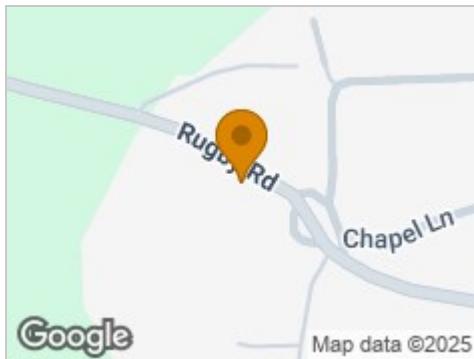
Walled garden. Block paved. Wooden access gate. Ornate trellising. Outhouse housing boiler. Wood store. Brick built gas bottle store with tiled roof.

## Notes

Please be aware that the village of Lilbourne is not served by mains gas. This property has gas heating through the use of bottled gas and electric water heating.



## Road Map



## Hybrid Map



## Terrain Map



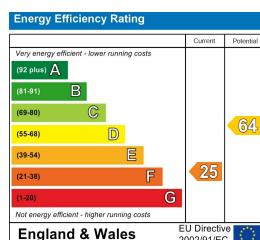
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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