



# Ellis Brooke



## Wyvern Livingstone Avenue

Long Lawford, Rugby, CV23 9BU

**Guide price £375,000**





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## Entrance Porch

10'0" x 4'5" (3.06m x 1.37m)

An aluminium framed front door provides access into the entrance porch. With windows to both sides and front elevations. A wooden front door provide access to the entrance hall.

## Entrance Hall

With doors providing access to Bedroom 3, Kitchen and Shower Room. Stairs rise to the first floor.

## Kitchen

7'11" x 14'9" (2.42m x 4.51m)

With a range of base and eye-level units with a complementary worktop over. To the side elevation there are two windows and the rear elevation a door, giving access through to the garden room. An opening gives access to the living room.

## Living Room

11'0" x 14'11" (3.36m x 4.56m)

With sliding doors to the side elevation giving access to the garden and a wall-mounted gas fire.

## Garden Room

19'2" x 7'4" (5.86m x 2.25m)

With doors to both side elevations that provide access to the garden and windows to the rear and side elevations.

## Bedroom 3

11'1" x 14'0" (3.39m x 4.27m)

A generously sized double bedroom with a window to the front elevation.

## Ground Floor Shower Room

4'8" x 6'10" (1.44m x 2.09m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. To the side elevation there is a frosted window.

## 1st Floor Landing

With doors providing access to all first floor accommodation. A window to the side elevation and access to the loft via loft hatch.

## Bedroom 1

15'11" x 10'9" (4.86m x 3.28m)

A generously sized double bedroom with a window to the front elevation and access to under eaves storage.

## Bedroom 2

10'10" x 11'10" (3.32m x 3.61m)

A double bedroom with a window to the rear elevation and access to under eaves storage.

## Bathroom

8'0" x 8'2" (2.45m x 2.51m)

With a suite that comprises of a low-level flush WC, wash hand basin, panelled bath and bidet. There is a frosted window to side elevation and a cupboard housing the hot water cylinder.

## Garden

With gardens that wrap around the whole property and a plot that in all approaches 0.14 of an acre. Within this large garden is a detached outbuilding that provides further storage space. There are a range of mature shrubs, trees and hedges dispersed around the garden. To the boundaries there is a combination of hedged, shrubbed and



Road Map



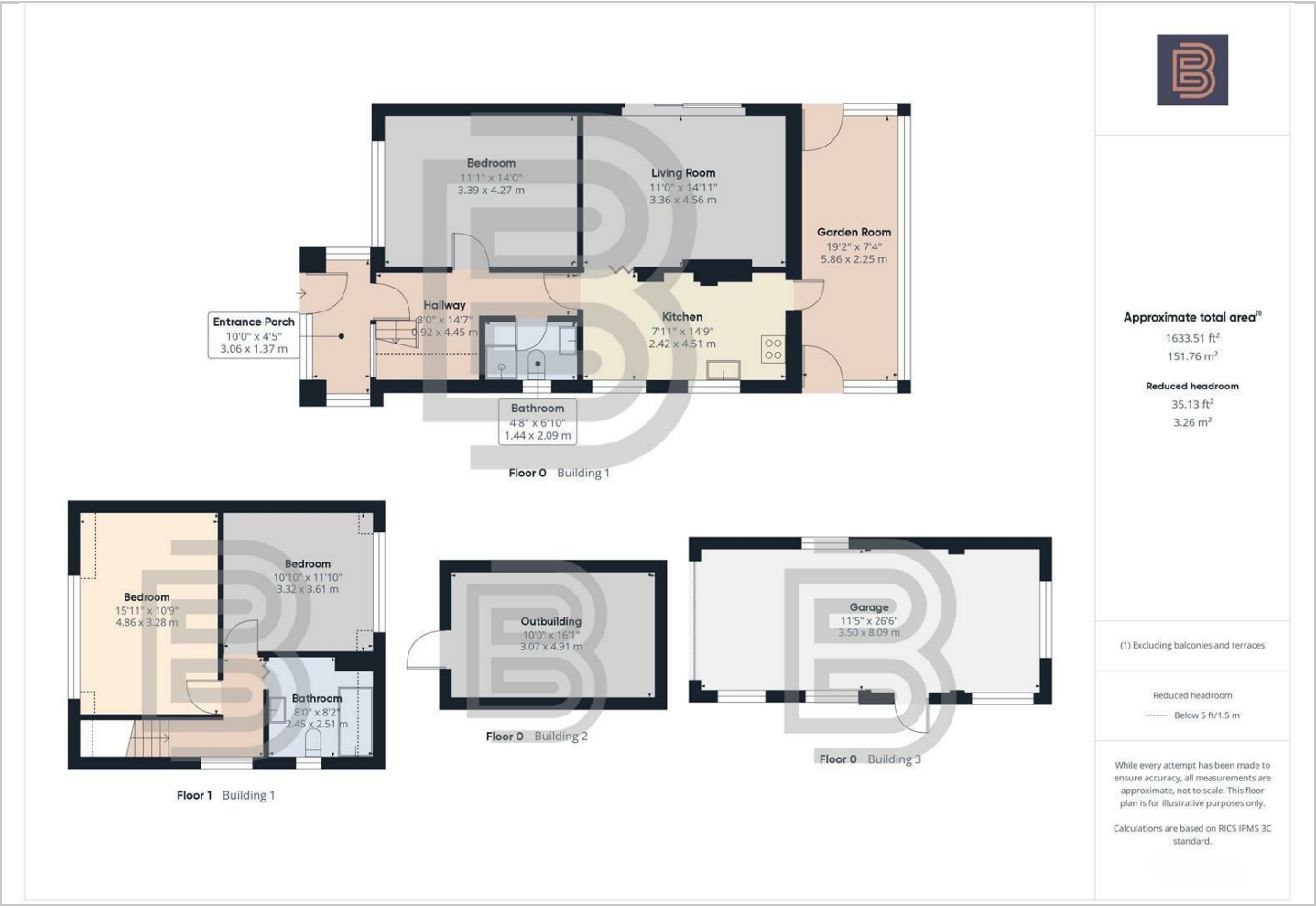
Hybrid Map



Terrain Map



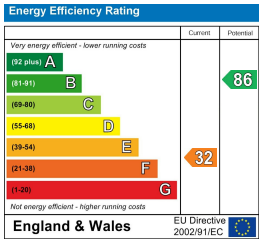
Floor Plan



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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