



# Ellis Brooke



## 58 Long Furlong

, Rugby, CV22 5QT

**Guide price £399,950**





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## Entrance Hall

10'1" x 6'1" (3.08m x 1.87m)

The spacious and welcoming entrance hall has doors which give access to some of the ground floor accommodation, access to a useful storage cupboard which houses the properties boiler, further cupboard housing the electricity fuse board and stairs that rise to the first floor landing.

## Living Room

13'6" x 12'8" (4.12m x 3.88m)

A light and airy room owing to the double opening doors and windows found to the rear elevation, which give access to patio. Within the room there is a feature fireplace (with capped chimney).

## Kitchen/Diner

20'1" x 11'10" (6.14m x 3.63m)

With a range of base and eye-Level units with a complementary worktop over. This well sized kitchen diner benefits from a window to the front elevation and double opening doors to the rear that give access to the garden. Within the kitchen is a fitted range style cooker and further space and plumbing for a washing machine, dishwasher and tall fridge freezer. From the kitchen, there is a doorway which provides access into the inner hallway and in turn the remaining ground floor accommodation.

## Inner Hallway

16'1" x 3'11" (4.92m x 1.21m)

With a tiled floor throughout and doors providing access to.

## Garden Room

11'1" x 8'9" (3.40m x 2.67m)

With windows to both the side and rear elevations. This is a room that is flooded with natural light, in addition, there are double opening doors which provide access to the rear garden. Within the room, the floor is fully tiled and is used by the current owners as a bar but could have a variety of uses.

## Second Entrance

With a entrance door to the front elevation, giving access from the driveway. With a tiled floor making this an ideal entrance with muddy boots.

## Bedroom 4/Office

15'1" x 8'0" (4.6m x 2.46m)

This multipurpose room forms part of a garage that was converted in the past. The room benefits from two Velux windows which provide natural light. Currently used as an office but previously used as a 4th Bedroom.

## Ground Floor Bathroom

14'6" x 6'4" (4.43m x 1.94m)

With a suite that comprises of a low-level flush WC, wash hand basin, shower cubicle, and jet corner bath. To the rear elevation there is a window and the floor is fully tiled throughout the bathroom. There is tiling to all splash back areas.

## 1st Floor Landing

The first floor landing benefits from a window to the front elevation, allowing natural light into the area. There are doors which provide access through to all first floor accommodation and in addition there is access to a useful storage cupboard. Access to the loft is obtained by the loft hatch found over the landing.

### Bedroom 1

12'8" x 9'10" (3.88m x 3m)

A generously sized double bedroom that benefits from a fitted wardrobe. There is a window to the rear elevation, giving a view over the garden.

### Bedroom 2

11'8" x 12'9" (3.58m x 3.9m)

A good sized double bedroom with a window to the rear elevation, providing a view over the garden.

### Bedroom 3

8'0" x 8'7" (2.44m x 2.63m)

A large single bedroom with a window to the front elevation (with some restricted floor space).

### Family Bathroom

7'0" x 6'3" (2.15m x 1.92m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. The walls are fully tiled, a wall-mounted radiator and a frosted window to the side elevation.

### Rear Garden

A mature rear garden of fantastic size, enclosed by a combination of fencing and mature shrubs and

hedges. To the immediate rear of the home, there is a generous sized patio, which provides ample space for alfresco dining. To the rear of the garden, a raised deck has been created to provide a further seating area. The majority of this garden has been laid to lawn with mature borders to each side. Within the garden, there is a useful storage shed. A great family garden space.

### Parking and Front Garden

To the front of the home there is a generously sized block paved driveway, which provides ample off-road parking for several vehicles. There is a walled boundary to the front and further area laid to gravel. To the front elevation of the home there are two doors that provide access to the property.





Road Map



Hybrid Map



Terrain Map



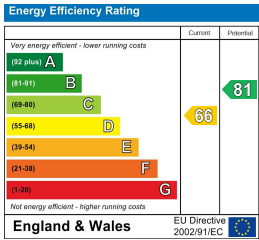
Floor Plan



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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