6 Old Inn Court

Lilbourne, Rugby, CV23 0TF

Guide price £550,000

4   3   2   C

Entrance Hall
13'7" x 6'4" (4.16m x 1.95m)
Accessed under a covered storm porch and through a composite front door. The entrance hall has doors which give access through to the ground floor accommodation, stairs that rise to the first floor. In addition it benefits from access to a useful storage cupboard that provides ample space for cloaks and shoe storage.

Living Room
19'7" x 12'5" (5.99m x 3.79m)
A spacious room currently used as a living/dining room. With the window to the front elevation and double opening doors to the rear the room is flooded with natural light. The focal point is a feature fireplace with open fire.

Dining Room
12'11" x 10'6" (3.95m x 3.22m)
Used by the current occupiers as a large home office, this is a room that would provides ample space for a dining table. There is a window to the front elevation.

W/C
5'6" x 2'10" (1.69m x 0.88m)
With a low-level flush WC and wash hand basin. There is tiling to all the splash back areas and tiled floor throughout. To the rear elevation there is a frosted window.

Kitchen
17'2" x 13'4" (5.25m x 4.07m)
An impressive kitchen breakfast room with large central island providing further storage beneath. The room has double opening doors to the side elevation, which give access to the garden and a further window to the rear elevation. The kitchen itself comprises of a range of base and eye-level units with a granite worktop over. The kitchen island provides further storage and space for seating as a breakfast bar. Within the kitchen there are a range of fitted Neff appliances which include a fridge and freezer, electric oven and combination grill, four ring electric hob with extractor fan over and a dishwasher. From the kitchen, there is a doorway which provides access to the utility room.

Utility Room
6'3" x 7'5" (1.91m x 2.27m)
With a range of base level units that have a complementary worktop over, there is space and plumbing for a washing machine and dishwasher. To the side elevation there is a door giving access to the outside.

1st Floor Landing
With doors that provide access to the first floor accommodation. In addition, the first floor landing gives access to the properties airing cupboard that houses the hot water cylinder along with the loft via the loft hatch.

Bedroom 1
12'11" x 11'1" (3.96m x 3.4m)
A good sized double bedroom that benefits from a large fitted wardrobe and chest of drawers. To the rear elevation there is a window which gives a view over the garden and neighbouring paddock. A door gives access to the ensuite shower room.

Ensuite 1
4'1" x 7'5" (1.27m x 2.27m)
With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are part tiled and the floor is fully tiled. There is a wall mounted heated towel rail and frosted window to the side elevation.

Bedroom 2
15'3" x 12'8" (4.65m x 3.87m)
A large double bedroom that benefits from a fitted wardrobe. To the front elevation there is a window. A door gives access to the ensuite shower room.

Ensuite 2
4'3" x 9'1" (1.31m x 2.79m)
With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite the walls are part tiled and the floor is fully tiled. There is a wall-mounted heated towel rail and a frosted window to the rear elevation.

Bedroom 3
13'8" x 8'7" (4.18m x 2.62m)
A double bedroom that benefits from a fitted wardrobe There is a window to the front elevation.

Bedroom 4
10'0" x 8'5" (some restricted space) (3.07m x 2.58m (some restricted space))
A small double bedroom/large single bedroom that benefits from a fitted storage cupboard and window to the front elevation.

Bathroom
5'8" x 8'7" (1.74m x 2.63m)
With a suite that comprises of a low-level flush WC, wash hand basin with vanity units under and panelled bath with shower above. The walls are part tiled and the floor is fully tiled. There is a wall mounted heated towel rail and a frosted window to the side elevation.

Garden
To the immediate rear of the home is a patio that provides space for alfresco dining. The patio continues around the perimeter of the home and has a gravel border. The air source heat pump is located to the rear of the property. In addition there is a raised lawn area accessed by steps which to the rear boundary has a view of the paddock beyond.
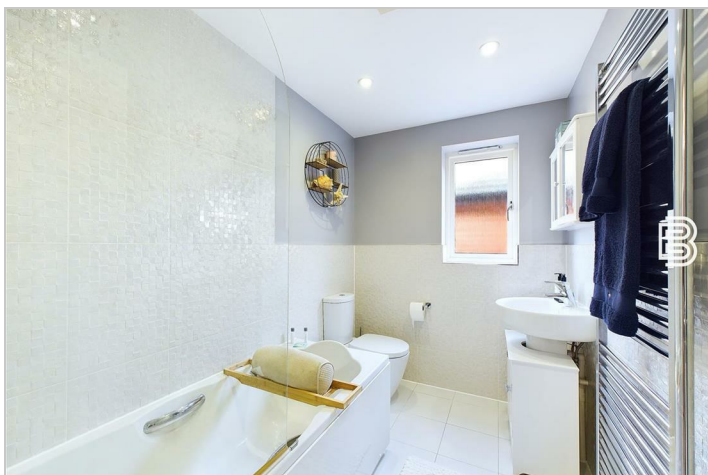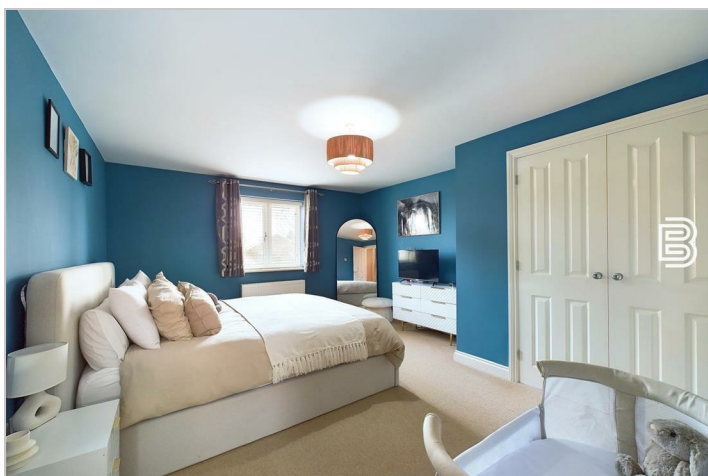
Driveway and Front
A tarmac driveway provides off-road parking for around five vehicles and also give access to the double detached garage. From the driveway there is a paved pathway that gives access to the front door and pedestrian gate to the garden. A further area of the front garden has been laid with slate chippings

Double Detached Garage
16'6" x 17'1" (5.03m x 5.22m)
A detached double garage with two manual up and over doors to the front elevation. The side elevation there is a pedestrian door giving access to the garden. Within the garage there is light and power connected and further storage is available in the rafters.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Living Room
19'7" x 12'5"
5.99 x 3.79 m

WC
5'6" x 2'10"
1.69 x 0.88 m

Hallway
13'7" x 6'4"
4.16 x 1.95 m

Kitchen
17'2" x 13'4"
5.25 x 4.07 m

Dining Room
12'11" x 10'6"
3.95 x 3.22 m

Utility Room
6'3" x 7'5"
1.91 x 2.27 m

Floor 0   Building 1

Ensuite
4'3" x 9'1"
1.31 x 2.79 m

Bedroom
15'3" x 12'8"
4.65 x 3.87 m

Bedroom
10'1" x 8'5"
3.07 x 2.58 m

Landing

Bedroom
13'0" x 11'2"
3.96 x 3.40 m

Bedroom
13'8" x 8'7"
4.18 x 2.62 m

Bathroom
5'8" x 8'7"
1.74 x 2.63 m

Ensuite
4'2" x 7'5"
1.27 x 2.27 m

Floor 1   Building 1

Garage
16'6" x 17'1"
5.03 x 5.22 m

Floor 0   Building 2

Approximate total area[1]

1866.88 ft²

173.44 m²

Reduced headroom

14.27 ft²

1.33 m²

(1) Excluding balconies and terraces

Reduced headroom
········ Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

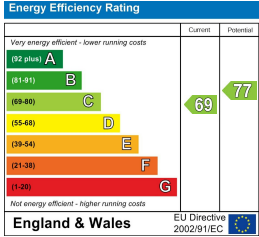## Viewing

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**	69	77
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk