



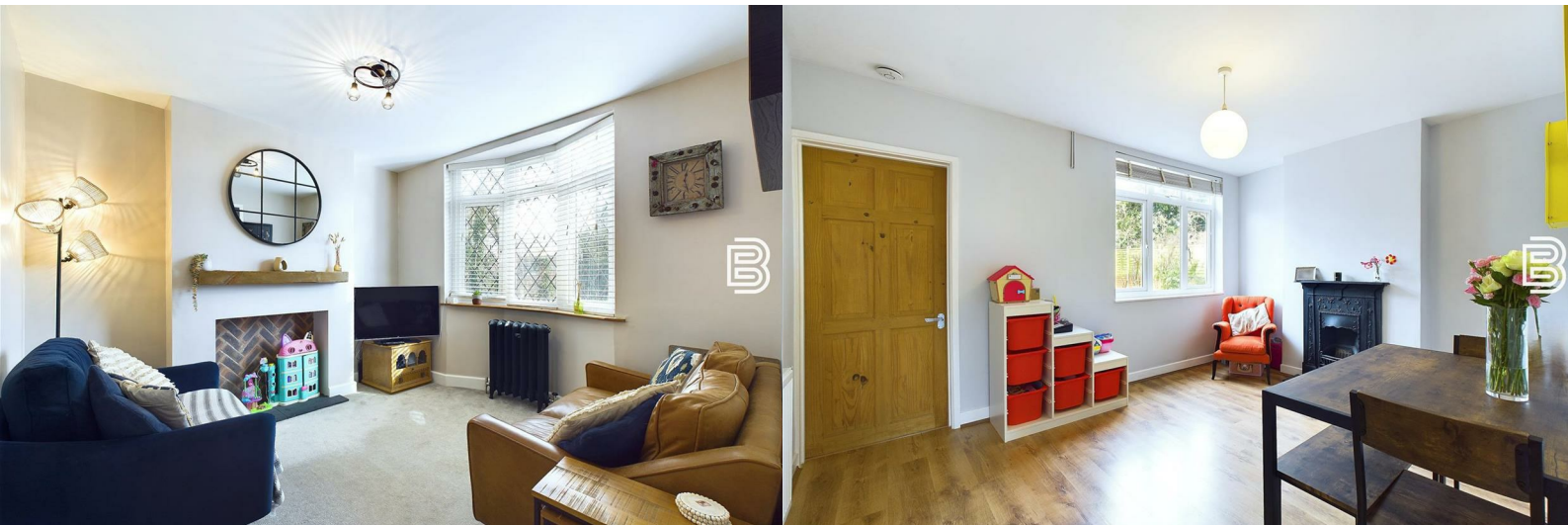
Ellis Brooke



13 Leys Road

Hillmorton, Rugby, CV21 4DR

Guide price £250,000



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Hallway

Double glazed front door. Wood effect flooring, Radiator. Door into Living Room. Under-stairs cupboard. Door into Dining Room.

Living Room

Double glazed bay window to the front aspect. Impressive cast iron radiator. Chimney breast recess area.

Dining Room

Double glazed window to the rear aspect. Door to Kitchen. Doorway to stairwell. Wood effect flooring. Radiator. Decorative cast iron fireplace.

Kitchen

Double glazed windows to the side aspect. Tiled flooring. Door to Utility Room. Range of base and eye level units with work surface over. Sink drainer with mixer tap. Space for cooker with extractor over. Space for fridge/freezer. Space and plumbing for slimline dishwasher. Tiling to splashbacks. Inset spotlights. Radiator.

Utility Room

Double glazed door and window. Door to WC. Tiled flooring. Additional sink/drainage. Space and plumbing for washing machine with dryer over. Radiator.

WC

Double glazed window. Tiled floor. Wall mounted wash hand basin. Heated towel rail. Low flush WC. Inset spotlight.

Landing

Doors off to both bedrooms. Door to bathroom. Loft access hatch (replacement combination boiler in loft)

Bedroom One

Double glazed window to the front aspect. Radiator. Wood flooring. Over-stairs cupboard. Fitted wardrobes.

Bedroom Two

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Radiator with towel rail. Panelled bath with shower over. WC set into vanity unit. Wash hand basin with vanity unit. Fully tiled walls.

Front Garden

Laid to lawn with two brick planters. Pathway to front door.

Driveway

Private driveway to the side of the property which in turn leads into rear yard and garden via a picket fence and small gate (even more parking could be created by moving the small fence)

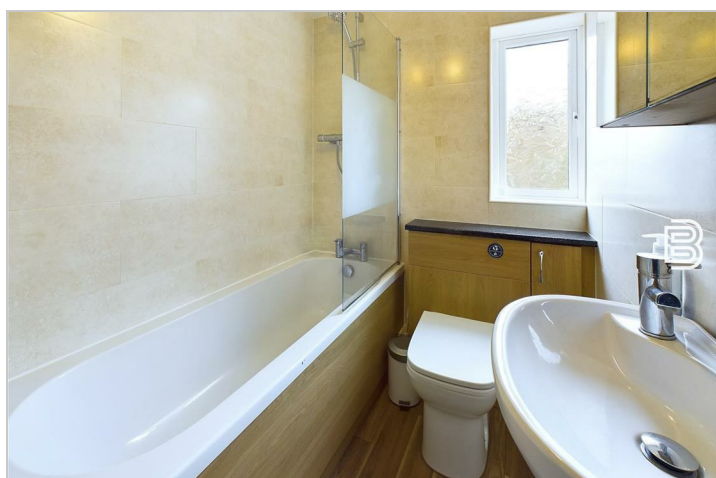
Rear Garden

Initial concrete yard with small fence and gate onto driveway. Lawned area with central pathway leading to rear garage door. Bark

chipping sections and borders. Additional gate to the garage area.

Garage

Accessed via the rear lane at the property. Roller door. Light and power connected. Courtesy door into garden.



Road Map



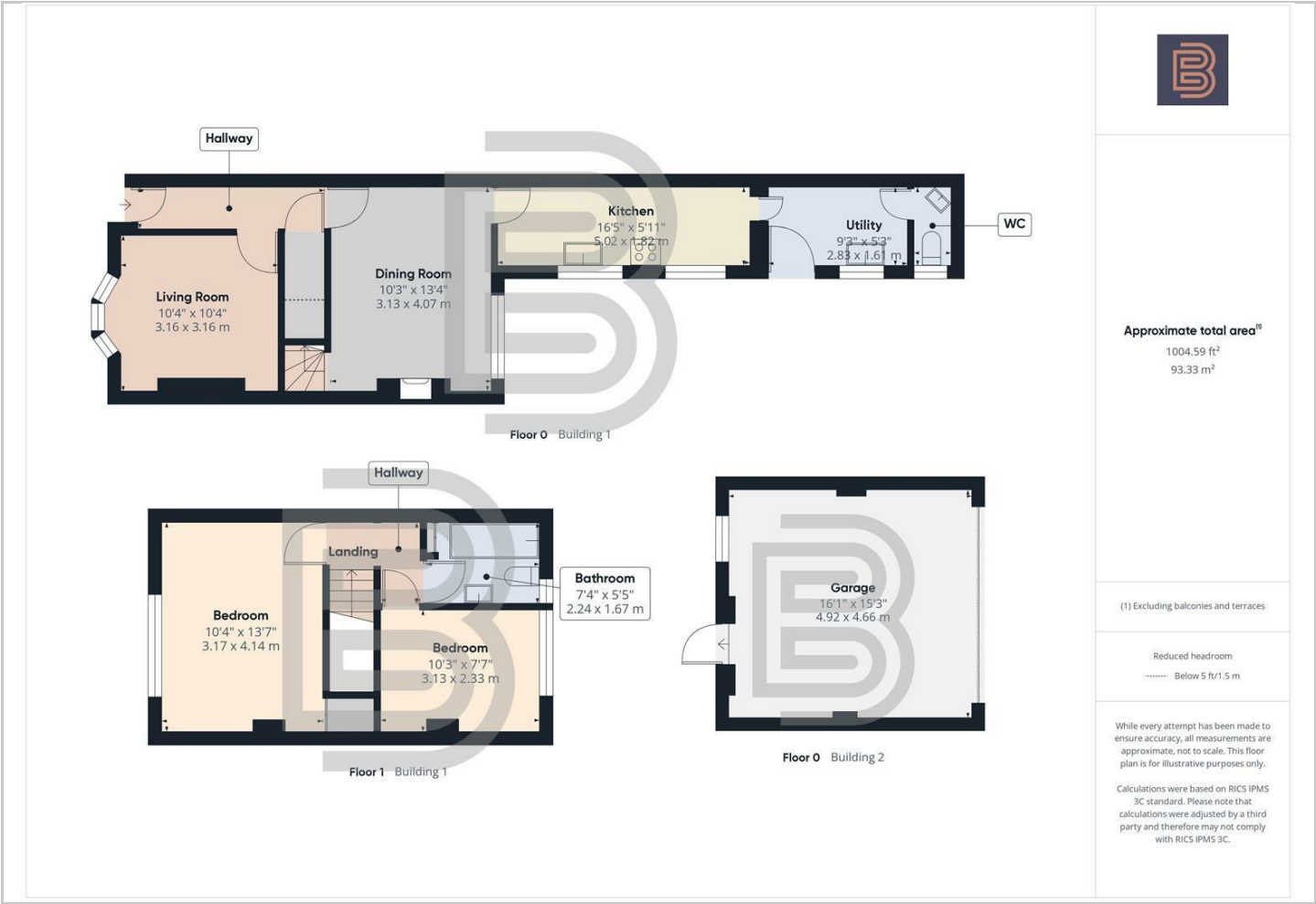
Hybrid Map



Terrain Map



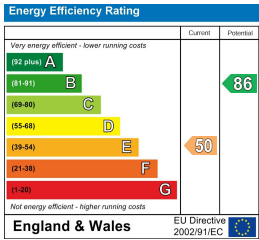
Floor Plan



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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