



5 Green Farm Close, Lilbourne, Rugby, Warwickshire, CV23 0TE

HOWKINS &
HARRISON

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Lilbourne, Rugby,
Warwickshire, CV23 0TE

Offers in Excess of: £285,000

A well presented, three bedroom semi-detached property tucked away in a quiet cul-de-sac location in the popular village of Lilbourne. The property benefits from a private rear garden with views across open fields, conservatory, off-road parking and a single garage.

Features

- Popular village location
- Three bedroom semi-detached property
- Garage and off road parking
- Master bedroom with en-suite shower room
- Conservatory and private rear garden
- Modern fitted kitchen
- Ground floor cloakroom
- Oil fired central heating



Location

Lilbourne is situated approximately three miles east of Rugby and five miles south of Lutterworth. The village is ideally situated for the commuter with excellent nearby road links, including the A5, A14, A45, M6, and M1. Rugby railway station is nearby, offering a high speed service to London in less than 50 minutes.. Primary schooling is found in nearby Yelvertoft with senior schooling at nearby Guilsborough, as well as a wide range of both state and private schooling in Rugby, Northampton and Coventry. Day to day shopping is available at Crick with a wider range of shopping facilities can be found in Rugby, Northampton and Coventry.



Ground Floor

From under a covered storm canopy, the entrance hall has doors leading through to the ground floor accommodation, with a large storage cupboard for coats and shoes beneath the staircase rising to the first floor. The kitchen has been fitted with modern high gloss, handle less cream base and eye level units with built in appliances to include a double oven, electric hob with an extractor over and space for a washing machine and fridge/freezer. The sitting room to the rear of the property is fitted with a feature fireplace with a pine surround and an inset electric fire. Sliding patio doors open into the conservatory which has tiling to the floor and double doors opening out onto the rear garden. The ground floor cloakroom completes the ground floor accommodation and is fitted with a white suite.

First Floor

The first floor has three bedrooms and the family bathroom. Two of the bedrooms are to the rear of the property with views over the garden and countryside beyond, with the master bedroom being position to the front and is complete with a built-in wardrobe and its own en-suite shower room fitted with a walk-in shower. The family bathroom comprises of a white suite with panelled bath, pedestal wash hand basin and WC, with part tiled walls and wood effect flooring.

Outside

The front of the property has been gravelled with a block paved driveway allowing for parking for three /four cars in front of the single garage. The rear garden is private and boasts views over fields and open countryside. The garden is mainly laid to lawn with mature shrubs and a paved patio area adjacent to the conservatory, which provides space for outdoor dining and entertaining. A courtesy door provides access to the rear of the garage.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

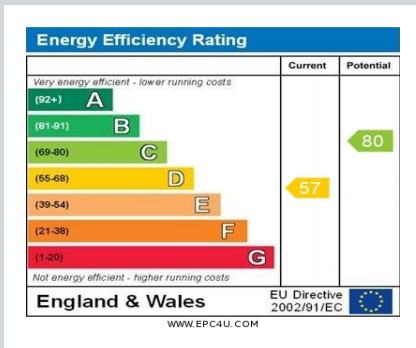
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

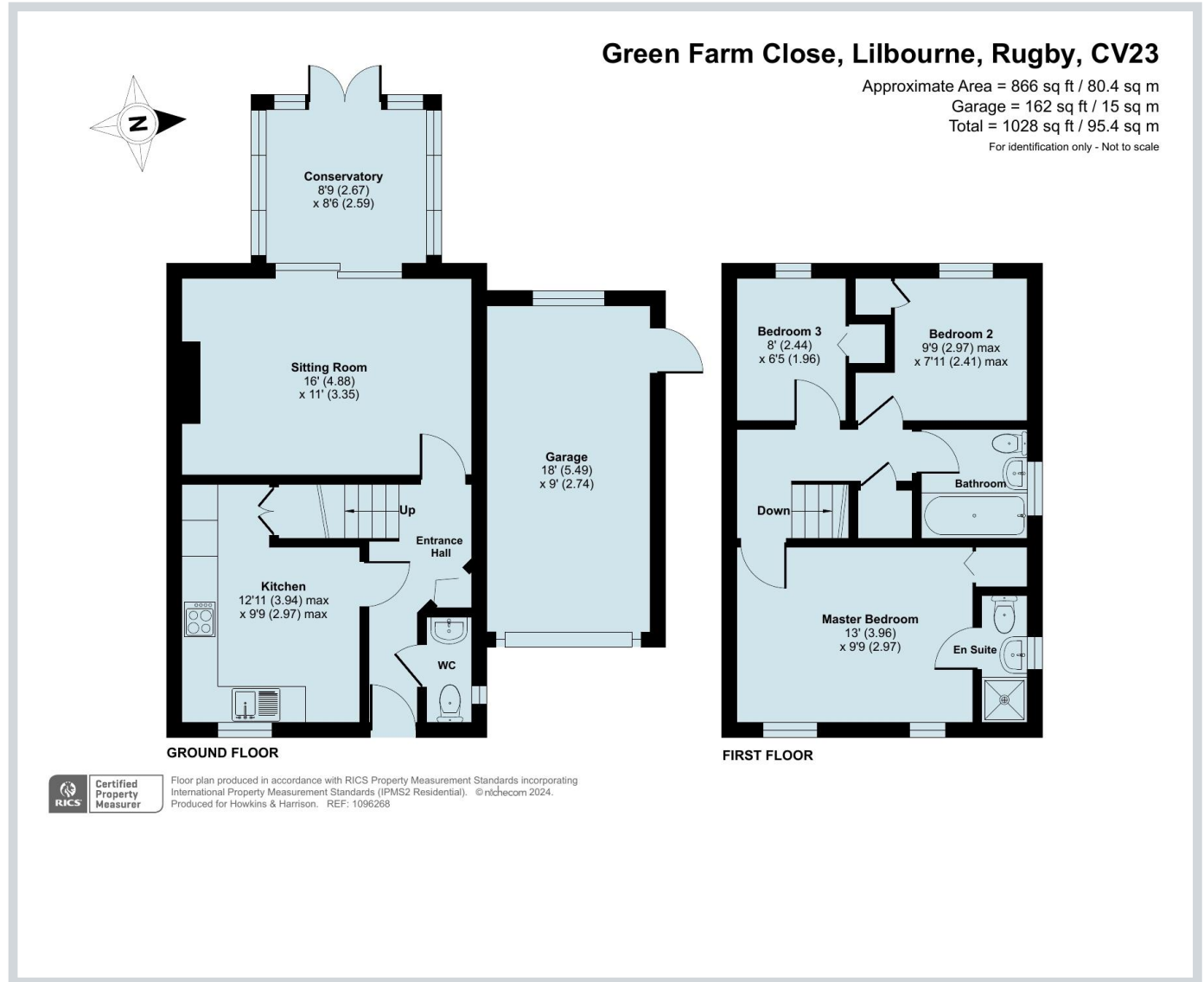
West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – C.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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