

**27 Langlands Place
Coton Park
RUGBY
CV23 0JG**

Guide Price £410,000



- A WELL PRESENTED DETACHED PROPERTY
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- SPACIOUS LOUNGE WITH BAY WINDOW
- KITCHEN/DINING ROOM WITH INTEGRAL APPLIANCES
- NO UPWARD CHAIN
- FOUR DOUBLE BEDROOM, EN-SUITE SHOWER ROOM
- FITTED BATHROOM
- LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING, INTEGRAL GARAGE
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



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This impressive four double bedroom detached family home, built in 2012 by David Wilson Homes to their popular 'Milford' design, WITH NO UPWARD CHAIN offers a superb blend of space, style and practicality in a sought-after residential setting. Thoughtfully laid out across two floors, the property features a welcoming entrance hall, a spacious bay-fronted lounge with a feature fireplace, and a contemporary kitchen/dining room complete with integrated appliances – ideal for family meals and entertaining. A separate utility room and ground floor W.C. add everyday convenience, while upstairs, four generously sized double bedrooms provide ample accommodation, including a master bedroom with en-suite shower room and a modern four-piece family bathroom. This home benefits from gas fired central heating, Upvc double glazing, and all mains services connected. Outside, the landscaped rear garden is a true highlight – beautifully maintained with a lawn, patio, raised ornamental pond, and a stylish palapa perfect for al-fresco dining and summer gatherings. To the front, there's off-road parking for three vehicles and an integral garage with roller door. This well-presented home is ready to move into and early viewing is strongly recommended.

Accommodation Comprises

Entry via composite double glazed door into:

Entrance Hall

Stairs rising to the first floor. Alarm panel. Radiator. Storage cupboard. Vinyl floor covering. Doors off to lounge, and downstairs w.c. Glazed door to kitchen.

Lounge

10'5" x 19'0" into bay (3.18m x 5.81m into bay)

Bay window to front aspect. Two radiators. Feature fireplace with stone hearth and electric fire.

Kitchen / Dining Room

19'8" x 15'7" maximum measurements (6.00m x 4.75m maximum measurements)

A modern open plan room fitted with a range of cream base and eye level units and a kitchen Island. Wood effect work surface space. Stainless steel sink and drainer unit with 3 in 1 tap over. Built in electric oven and grill. Whirlpool five piece stainless steel gas hob with extractor over. Space for an american style fridge/freezer. Ceramic tiled floor. Two radiators. Door to Utility Room. Bay window to rear with French doors opening to rear garden.

Utility Room

6'0" x 7'4" (1.85m x 2.25m)

Continuation of kitchen units with wood effect work surface space and inset sink unit with mixer tap over. Space and plumbing for a washing machine. Space for a tumble dryer. Wall mounted boiler. Ceramic tiled floor. Radiator. Obscure glazed door to rear.

Downstairs W.C

With suite to comprise; low level w.c. and wall mounted wash hand basin with tiled splashback. Ceramic tile flooring. Radiator. Extractor fan.

First Floor Landing

Access to loft space. Airing cupboard housing the hot water tank. Slimline radiator. Doors off to bedrooms and bathroom.

Bedroom One

15'3" x 11'10" (4.65m x 3.62m)

Two windows to front aspect. Radiator. Four built in wardrobes. Door to:

Ensuite Shower Room

Wall mounted wash hand basin with mixer tap over and storage under. Tiled shower cubicle with mixer shower and spotlights. Low level w.c. Wall mounted mirrored cupboard. Shaver point. Obscure window to side elevation.

Bedroom Two

9'0" x 13'3" (2.75m x 4.06m)

Window to rear aspect. Radiator. Built in wardrobes.

Bedroom Three

10'2" x 11'6" (3.12m x 3.53m)

Window to rear aspect. Radiator. Laminate flooring.

Bedroom Four

8'8" x 11'7" (2.66m x 3.54m)

Window to front aspect. Radiator. Built in wardrobes.

Bathroom

A modern, four piece bathroom suite to comprise; large bath with mixer taps and shower over. Tiled to ceiling height. Wall mounted wash hand basin with mixer tap over. Separate tiled shower cubicle with mixer shower. Low level w.c. Ceramic tile flooring. Heated towel rail. Obscure window to rear elevation.

Front Garden

Hardstanding providing off road parking for three cars. Matures flower and shrubs. Area laid to lawn. Slate chippings. Gated access to rear garden.

Integral Garage

With electric roller door. Personal door to side.

Rear Garden

Landscaped garden which is mainly laid to lawn with a range of flower, tree, and shrub borders. Feature pond. Sleeper flower beds. Palapa with thatched roof and pull down enclosures ideal for outdoor dining. Timber shed. Outside tap. Enclosed by timer fencing with gated pedestrian access.

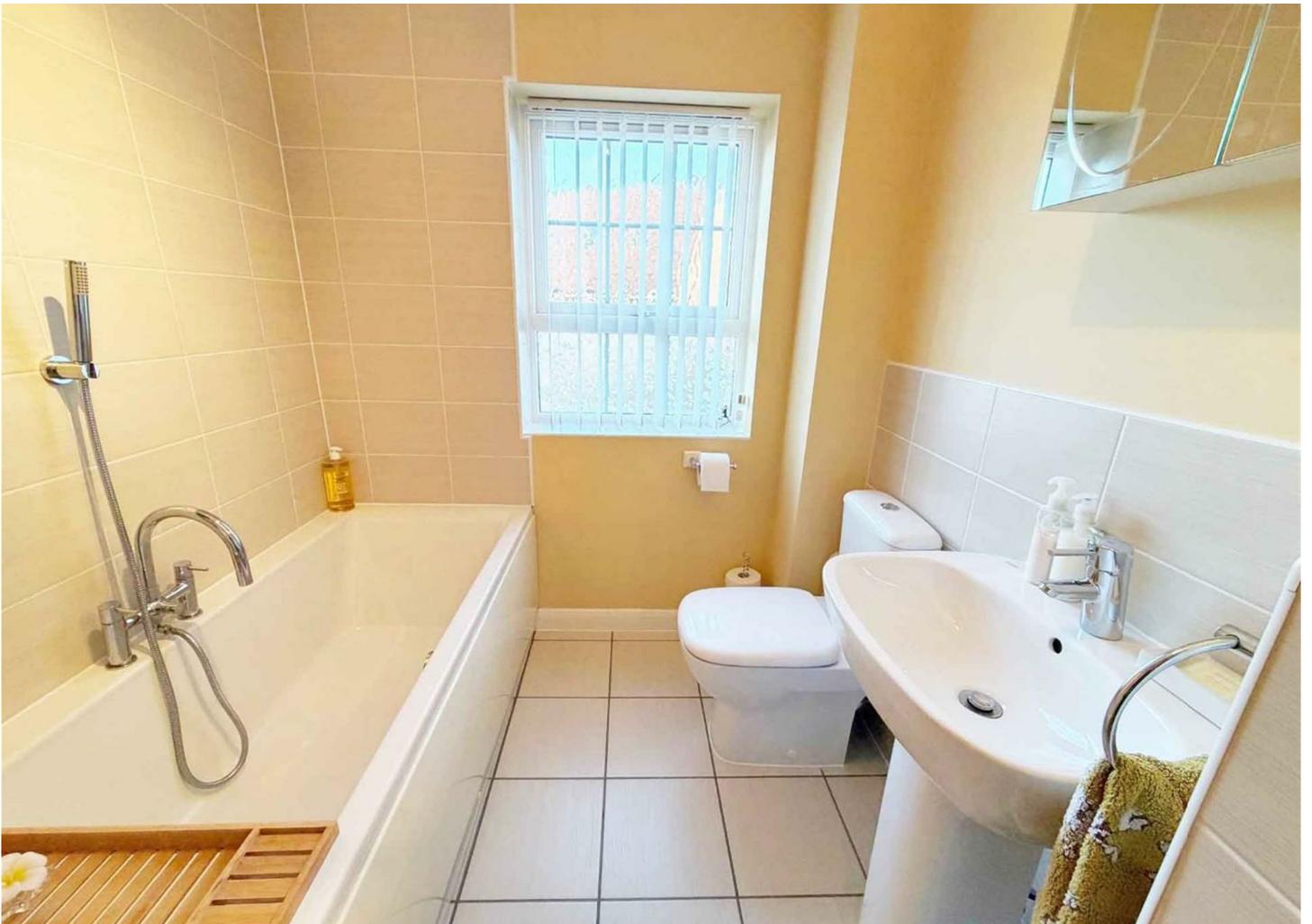
Agents Note

Council Tax Band: E

Energy Efficiency Rating: C







GROUND FLOOR

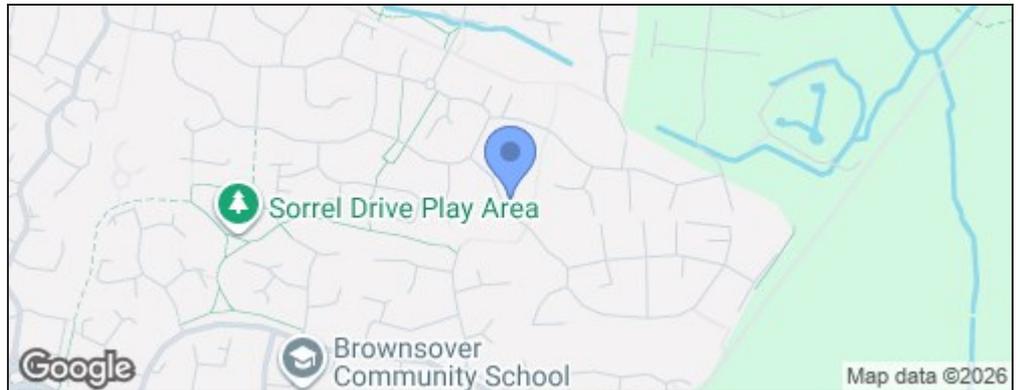


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(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		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.