



Ellis Brooke



19 Leamington Road

Ryton On Dunsmore, CV8 3FL

£450,000



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Hallway

Composite front door. Full height double glazed windows to each side of the door. Quality 900x900 rustic Spanish porcelain Floor tiles. Ceramic tiles around the door itself. Radiator. Stairs to first floor. Under-stairs cupboard. Door to Lounge and Door to Family Room.

Lounge

Double glazed bay window with fitted shutters to the front aspect. Radiator.

Family Room

Continuation of Spanish floor tiles. Opens through to Kitchen/Diner. Double doors to Dining Room. Vertical radiator. Additional storage cupboard. Inset spotlights.

Dining Room

Double glazed French Doors to the patio. Radiator. Wood effect flooring. Continuation of Spanish floor tiles. Part panelling to the walls.

Kitchen/Diner

Impressive Bi-fold doors out to the patio and garden. Full height picture window to the side aspect. Velux window. Continuation of 900 x 900 floor tiles. Double glazed door to the side aspect. Door into Utility Room. Full range of base and eye level units with high quality marble effect worktops. Composite one and a half bowl sink/drainers with mixer tap. Space for a large fridge/freezer. Integrated oven. Integrated hob and downward extractor on central island. Integrated dishwasher. Inset spotlights. Vertical radiator.

Utility Room

Double glazed window to the side aspect. Door into WC and door into office. Space and plumbing for washing machine and dryer. Space for a further appliance. Work surfaces and shelving. Extractor. Inset spotlights. Radiator. Continuation of Spanish floor tiles.

Guest WC

Continuation of 900 x 900 floor tiles. Low flush WC. Wall mounted wash hand basin. Extractor. Inset spotlights. Heated towel rail.

Office

Door into storage room (former garage space). Double glazed window to the side aspect. Radiator.

Storage Room

Electric roller door to the front aspect. Light and power connected. Worcester combination boiler. Formerly part of the garage.

Landing

Double glazed window to the side aspect. Doors off to all 3 bedrooms. Door to Shower Room. Loft access hatch. Inset spotlights.

Bedroom One

Double glazed window with fitted shutters to the front aspect. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the rear aspect. Radiator. Currently used as a dressing room. Alcove storage.

Tel: 01788 221242

Shower Room

Double glazed window to the side aspect. Heated towel rail. Fully tiled walls. Tiled floor. Bowl style wash hand basin set upon tiled surface. Large shower cubicle with rainfall style shower. Extractor. Inset spotlights. Recess storage shelves.

Driveway

Off road parking for around 6 cars. Pillars to the front. Side access leading to rear garden. Landscaped sloped rockery border to one side. Enclosed by a mixture of hedging and fence. Storage room with electric roller door. Section of block paving.

Rear Garden

Enclosed by timber fencing. Side accessway leading to driveway/frontage. Full width 'L Shaped' patio with raised planters. Majority of the rear garden is freshly grass seeded for growth over the coming weeks. Several small trees. Additional patio area at the end of the garden abutting the Detached workshop/gym room. Outside lighting.

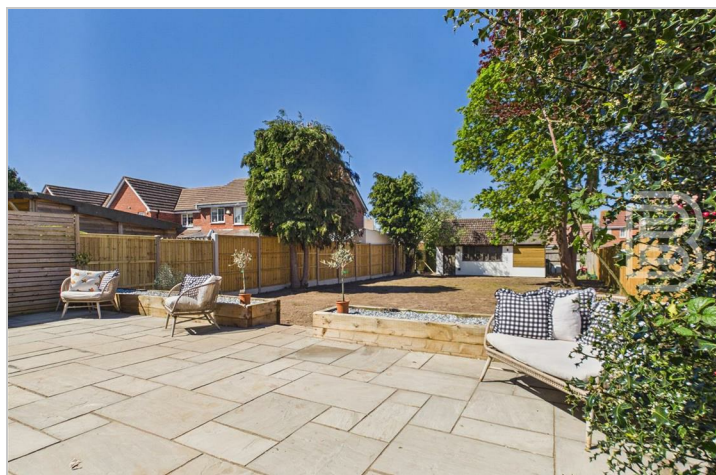
Workshop/Outbuilding

Detached outbuilding with door, window and

pitched roof. Separate door to the side giving access to a shed space. Outbuilding is currently used as a gym style area but it could work well as a games room or perhaps a bar. Pull down loft hatch with ladder. Power and light connected.

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Road Map



Hybrid Map



Terrain Map



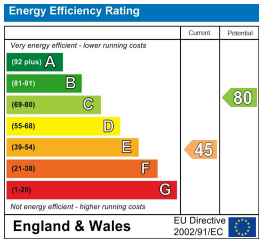
Floor Plan



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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