Ellis Brooke

12 Lelleford Close

Long Lawford, Rugby, CV23 9FP

Guide price £399,950

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Entrance Hall

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor, gives access to a useful storage cupboard providing space for cloaks and shoes and further to this there are doors which give access to all ground floor accommodation.

Living Room

9'3" x 15'3" (2.83m x 4.65m)

The room benefits from a window to the front elevation and two sets of double opening doors to the side elevation which provide access to the garden. The room further benefits from access to a useful understairs storage cupboard.

Kitchen Dining Room

9'8" x 15'3" (2.95m x 4.67m)

A room that provides ample space to be used as both the kitchen and dining areas. The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include a dishwasher, fridge freezer, electric oven and four ring electric hob with extractor fan over. To the front and side elevations there are windows that provide natural light.

WC

3'2" x 5'6" (0.98m x 1.68m)

With a low-level flush WC and wash hand base. There is tiling to the splash back area and a wall mounted radiator.

1st Floor Landing

The first floor landing has stairs that rise to the second floor and in addition there are doors which give access through to all first floor accommodation.

Bedroom 1

9'9" x 15'3" (2.98m x 4.65m)

A spacious double bedroom that benefits from dual aspect windows found to both the front and side elevations.

Bedroom 2

9'7" x 15'3" (2.94m x 4.65m)

A double bedroom that benefits from dual aspect windows found to both the front and side elevations. This bedroom further benefits from a fitted wardrobe and a door which gives access to the bathroom.

Bathroom

9'9" x 5'10" (2.98m x 1.79m)

With a suite that comprises a low-level flush WC, wash hand basin, paneled bath and shower cubicle. Within the bathroom there is tiling to all splash back areas, a heated towel rail and to the front elevation there is a frosted window.

2nd Floor Landing

The second floor landing has doors which give access through to all second floor accommodation.

Bedroom 3

9'8" x 14'5" (2.96m x 4.4m)

A double bedroom that benefits from dual aspect windows found to both the front and side elevations. This bedroom gives access to the properties airing cupboard and also the loft via a loft hatch.

Bedroom 4

9'6" x 12'2" (2.92m x 3.72m)

A double bedroom that benefits from dual aspect windows found to both the front and side elevations.

Bathroom

7'6" x 4'2" (2.3m x 1.28m)

With a suite that comprises a low-level flush WC,

wash hand basin and shower cubicle. Within the bathroom there is tiling to all splash back areas along with a fully tiled floor. There is a wall mounted heated towel rail and a Velux window providing natural light.

Rear Garden

To the side of the property is a private and enclosed garden. Enclosed by a combination of fencing and walls. To the immediate side of the property is a patio area which provides space for outdoor seating and alfresco dining. The patio continues to where there is pedestrian access to the garage along with continuing around the back of the home to where there is gated access to the driveway. The remainder of the garden has been laid to lawn.

Driveway

Located to the rear of the property is a tarmac driveway which provides off-road parking and gives access to the garage.

Garage

To the front elevation there is a manual up and over door. To the side elevation there is a pedestrian door which gives access to the garden.

Front

To the front of the home is an area of lawn with some mature shrubs and hedges planted. From the public highway there is a paved pathway which gives access to the front door.

Money Laundering Regulations

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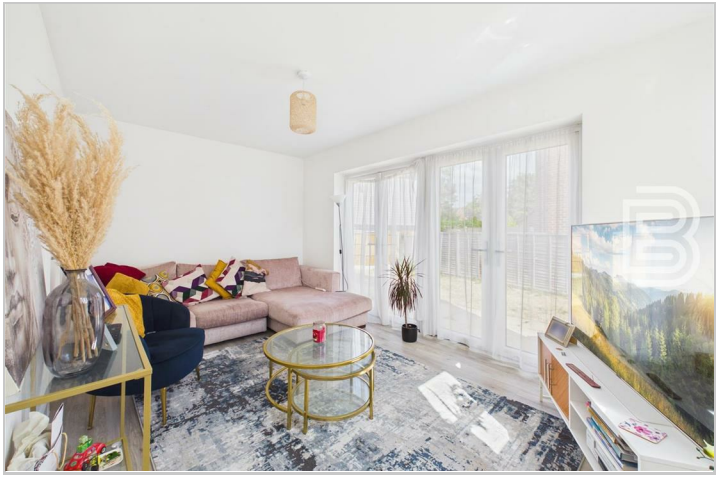


Road Map

Hybrid Map

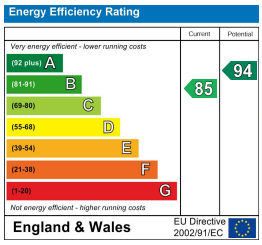
Terrain Map

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