



Ellis Brooke



85 Maine Street

Houlton, Rugby, CV23 1AS

Guide price £315,000



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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 and doors providing access through to all ground floor accommodation.

Living Room

17'8" x 12'3" (5.39m x 3.75m)

A spacious room that occupies the rear elevation of the property. The room benefits from access to a useful under stairs storage cupboard, and to the rear elevation there are windows and double opening doors that provide a view over and give access to the garden.

Kitchen Dining Room

10'2" x 14'9" (3.1m x 4.5m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is a fitted electric oven with a four ring gas hob and extractor fan over. Further to this there is space for a washing machine and tall fridge freezer. The room is neatly defined into two areas of kitchen and dining and to the front elevation is a window.

W/C

2'10" x 5'4" (0.88m x 1.63m)

With a low level flush WC and wash hand basin. There is tiling to the splash back area and to the front elevation a frosted window.

1st Floor Landing

The first floor landing gives access to the airing cupboard and access to the loft via a loft hatch. In addition there are doors giving access to all first floor accommodation.

Bedroom 1

10'2" x 10'0" (3.12m x 3.05m)

A good sized double bedroom that benefits from a large fitted wardrobe with sliding doors. There is tasteful paneling feature wall and to the rear elevation a window that gives a view over the garden. This bedroom further benefits from its own ensuite.

Ensuite

4'4" x 7'1" (1.33m x 2.16m)

With the suite that comprises a low-level flush WC, wash hand basin and shower cubicle. Within the ensuite there is tiling to all splash back areas and a wall mounted heated towel rail.

Bedroom 2

10'3" x 10'0" (3.14m x 3.06m)

A double bedroom with a larger than average window to the front elevation.

Bedroom 3

7'2" x 9'10" (2.2m x 3.02m)

A large single bedroom with a window to the rear elevation, providing a view over the garden.

Bathroom

7'1" x 5'7" (2.18m x 1.72m)

With a suite that comprises a push plate WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, a wall mounted heated towel rail and to the front elevation a frosted window.

Rear Garden

To the rear of the home is a private and enclosed garden, enclosed by a combination of high-level brick walls and fencing. To the immediate rear of the home is a small patio area. The patio continues to a gate, which gives access to the driveway. The remainder of the garden has in the main been laid to lawn.

Driveway

To the side of the home is a block paved driveway, which provides ample off-road parking for three vehicles, the driveway is accessed from Shaughenssy Way. From the driveway there is a gate which gives access to the front garden and further gate giving access to the rear garden.

Front Garden

To the front of the property there is a front garden. There is a block paved pathway leading from the public highway to the front door. There is a continuation of the paved pathway where there is gated access to the driveway. Some of the front garden has been laid to a slate style chipping with some mature planting disperse throughout.

Agents Note

A service charge of approximately £330 per year is payable.



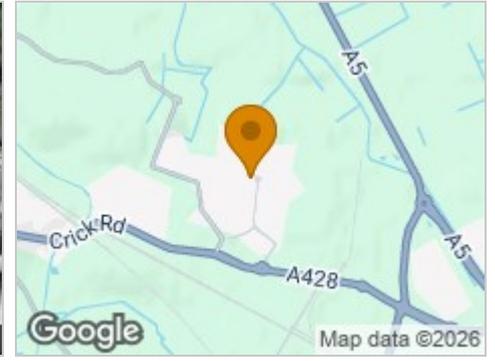
Road Map



Hybrid Map



Terrain Map



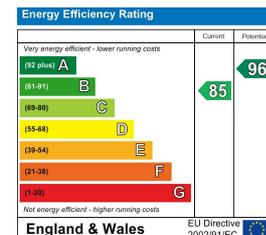
Floor Plan



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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