



**Norton Leys, Rugby, Warwickshire**  
**Offers Over £325,000**

crowhurst  
gale



# Norton Leys, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to present to market this link-detached home located in the sought after area of Hillside, Rugby. Situated within walking distance to local amenities and schooling. In brief the property comprises: entrance porch, lounge and separate dining room, kitchen, office/4th bedroom, WC and utility to the ground floor. To the first floor there are three well proportioned bedrooms (bedroom one with en-suite) and a bathroom. The property further benefits from gas heating, double glazing, front and rear gardens, single garage, workshop and off road parking. This property is offered with NO CHAIN.

**Porch 4'5" x 6'3" (1.36 x 1.92)**

**Lounge 12'10" x 19'3" (3.93 x 5.87)**

Windows to front and rear.

**Kitchen 14'10" x 8'1" (4.54 x 2.48)**

Window to rear. Door to Dining Room.

**Dining Room 10'5" x 8'2" (3.18 x 2.49)**

Window to rear.

**Utility Room 6'4" x 3'8" (1.95 x 1.12)**

Window to rear.

**Guest WC**

Window to side.



**Office/Ground Floor Bedroom 11'1" x 10'10" (3.38 x 3.32)**

Window to front

**First Floor Landing**

Doors to:

**Bedroom One 9'3" x 11'1" (2.82 x 3.40 )**

Fitted wardrobes. Window to rear.

**En-Suite 5'4" x 4'9" (1.63 x 1.45 )**

Shower and washbasin.

**Bedroom Two 9'10" 7'7" (3.00 2.32 )**

Window to rear.

**Bedroom Three 8'1" x 9'4" (2.48 x 2.87)**

Window to front

**Bathroom 8'3" x 7'9" (2.52 x 2.37 )**

Panelled bath with shower fitted over. WC and washbasin.  
Window to front.

**Garage 9'8" x 16'9" (2.97 x 5.12 )**

**Rear Garden & Workshop**

Venetian style garden and workshop with power and light.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



**Tax Band**

Tax Band: C

**Local Authority**

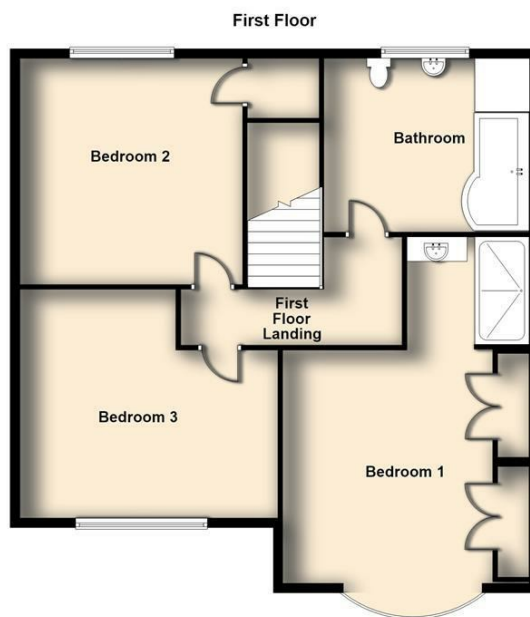
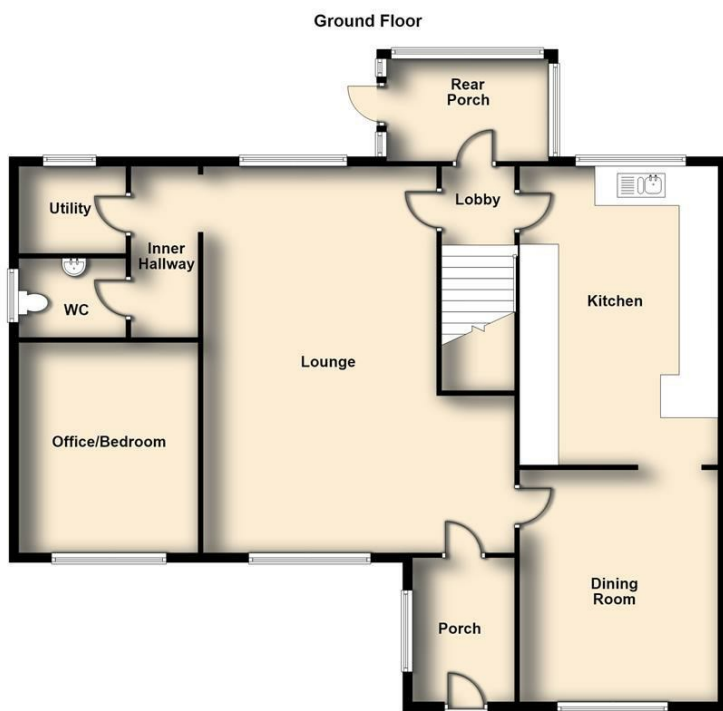
Rugby Borough Council

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

