



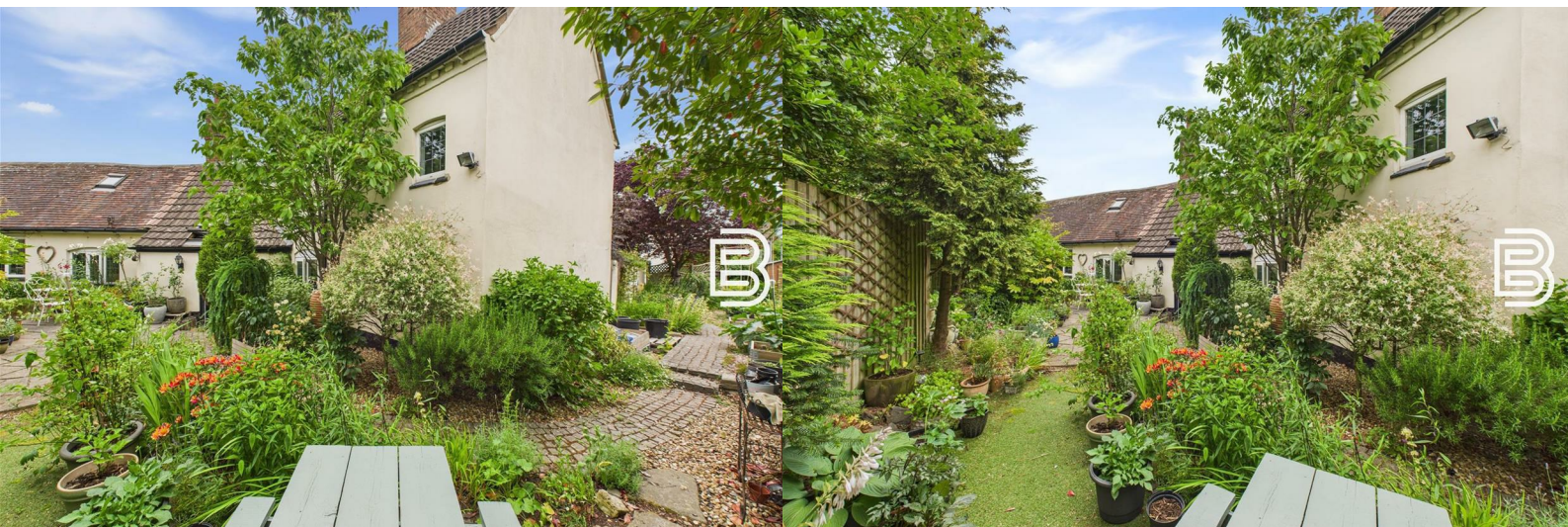
Ellis Brooke



Triangle Cottage, 1 Rugby Road

Church Lawford, Rugby, CV23 9EL

Guide price £425,000



Triangle Cottage, 1 Rugby Road

Church Lawford, Rugby, CV23 9EL

Guide price £425,000



Entrance Area

Accessed through a composite front door. The entrance area provides space for cloaks and shoe storage and opens to the dining room.

Dining Room

14'2" x 9'9" (4.34m x 2.98m)

The dining room benefits from dual aspect windows found to both the front and rear elevations and in addition a feature fireplace with cast-iron fire within. From the dining room there are doors that provide access through to.

Bedroom 4/3rd Reception Room

14'1" x 10'6" (4.31m x 3.22m)

Used by the current owners as a double bedroom, a spacious room that benefits from a window to the front elevation, exposed brick wall and could be used for a variety of uses.

Inner Hallway

The inner hallway gives access to a useful storage cupboard and benefits from a Velux window to the ceiling. There are doors that provide access through to, and to the side elevation there is a door giving access to the garden.

Utility Room

8'3" x 4'2" (2.53m x 1.29m)

A useful room that benefits from space and plumbing for a washing machine and provides further storage.

Bathroom

irregular shape (irregular shape)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with shower over. Within the family bathroom there are two frosted windows to the side elevation, the walls are part tiled and the floor is fully tiled. There is a useful fitted storage cupboard.

Kitchen

11'6" x 13'5" (3.52m x 4.11m)

The kitchen comprises of a range of base level units with a complementary worktop over. To the side elevation there is a window which provides a view over the garden. There are a range of fitted appliances which include an electric oven, four ring electric hob and slim line dishwasher. In addition there is space for a tall American style fridge freezer. Access to the loft is obtained via a loft hatch, the loft space could be converted into a pretty mezzanine area, subject to the relevant permissions.

Living Room

18'11" x 13'0" (5.78m x 3.98m)

A stunning room, and showpiece of the home. The large sitting room benefits from dual aspect windows found to both side elevations. A vaulted ceilings with exposed beams give a charm to the room. There is a log burner located to the rear elevation and exposed wooden floor.

1st Floor Landing

The first floor landing benefits from a window to the rear elevation that provides natural light to the area. There are doors which provide access through to the first floor accommodation, and in addition a doorway gives access to the stairs that rise to the second floor.

Bedroom 1

14'4" x 15'1" (4.39m x 4.62m)

A spacious double bedroom that benefits from triple aspect windows found to the front, rear and side elevations. This bedroom benefits from two useful fitted wardrobes, and in addition its own ensuite.

Ensuite

6'6" x 4'9" (2m x 1.46m)

With a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under and shower cubicle with electric shower. There is a exposed wooden floor and a wall mounted heated towel rail.

Bedroom 2

8'2" x 9'7" (2.5m x 2.94m)

A small double/large single bedroom with a window to the front elevation.

2nd Floor - Bedroom 3

10'5" x 12'3" (some restricted head height) (3.2m x 3.75m (some restricted head height))

Occupying the second floor, a large single bedroom that benefits from a windows to the side and rear elevations. The bedroom further benefits from a fitted storage cupboard.

Garden

The cottage benefits from a private and enclosed garden that wraps around the rear and side elevations of the home. To the immediate rear of the property, there is a patio area which provides ample space for alfresco dining. A pathway continues around the building to a further area of garden, which in the main has been laid to gravel stone with a range

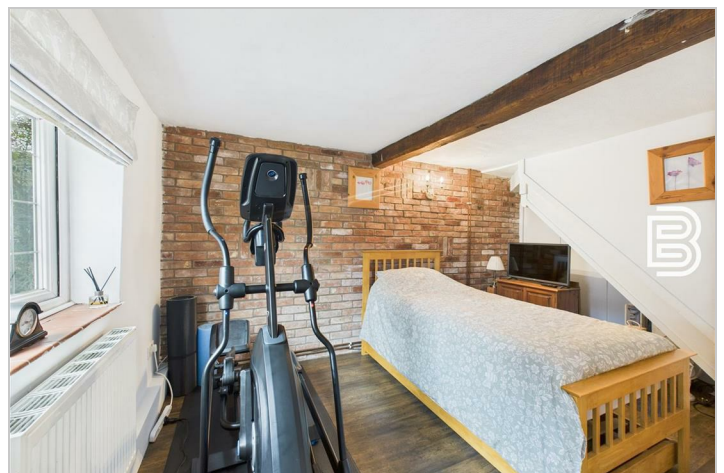
of mature shrubs, hedges and plants dispersed throughout along with some raised flowerbeds. The garden further benefits from a useful storage shed and an area which has been laid to artificial turf.

Front Garden and Driveway

To the front elevation is an area of front garden and driveway. The driveway itself provides off-road parking and is laid to gravel. The remainder of the front garden is laid to a contrasting gravel stone with some raised planting beds with mature planting within. There is gated access to the garden from the driveway.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



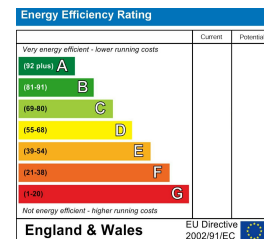
Floor Plan



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



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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