Ellis Brooke



41 Longstork Road

Coton Park, Rugby, CV23 0GB

Guide price £550,000

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Hallway
Double glazed front door. Tiled floor. Stairs to first floor. Radiator. Under-stairs cupboard. Doors off to WC, Office, Lounge and Kitchen/Diner.

Office
Double glazed window to the front aspect. Radiator. Currently used as a play room.

Guest WC
Tiled floor. Low flush WC. Pedestal wash hand basin. Extractor. Radiator.

Lounge
Double glazed window to the front aspect. Two radiators. Fireplace and surround. Double doors through to Family Room.

Family Room
Double glazed French Doors out to the rear garden. Radiator. Door into Kitchen/Diner.

Kitchen/Diner
Double glazed windows to the rear garden plus French Doors. Door to Utility. Tiled floor. Inset spotlights. Range of base and eye level units with complimentary work surfaces over. Tiling to splashbacks and under cabinet lighting. Integrated double oven. Gas hob and extractor. Integrated dishwasher. Integrated fridge and freezer. Stainless steel sink/drainer with mixer tap. Two radiators.

Utility
Double glazed door to the driveway. Tiled floor. Cupboards with work surface. Sink/drainer. Radiator. Extractor. Worcester boiler. Space and plumbing for washing machine plus dryer.

Landing
Double glazed window to the front aspect. Radiator. Stairs to top floor. Doors to three bedrooms and bathroom. Airing cupboard (with storage)

Bedroom One
Double glazed window to the front aspect. Opens into Dressing Room. Radiator.

Dressing Room
Double glazed window to the rear aspect. Door to En-Suite. Fitted wardrobes. Radiator.

En-Suite
Double glazed window to the rear aspect. Panelled bath plus enclosed shower cubicle. Tiled floor. Extractor. Radiator. Pedestal wash hand basin. Low flush WC. Shaver point. Half height wall tiling.

Bedroom Two
Double glazed window to the rear aspect. Radiator. Door to Bathroom. Fitted wardrobes.

Jack & Jill Bathroom
Doors onto Bedroom Two and the Landing. Panelled bath. Separate shower cubicle. Pedestal wash hand basin. Low flush WC. Extractor. Tiled floor. Shaver point. Double glazed window to the rear aspect.

Bedroom Three
Double glazed window to the front aspect. Radiator. Fitted wardrobes.

Landing
Doors off to two further bedrooms plus shower room.

Bedroom Four
Double glazed window to the front aspect and velux window to the rear. Fitted wardrobes. Two radiators. Loft access hatch.

Bedroom Five
Double glazed window to the front aspect. Velux window to the rear. Fitted wardrobes. Two radiators. Eaves access points.

Shower Room
Velux window to the rear aspect. Radiator. Enclosed shower cubicle. Low flush WC. Pedestal wash hand basin. Extractor. Tiling to splashbacks.

Frontage
Enclosed by low level brick wall with metal railings. Gate to front door. Laid with stones. Canopy porch with pillars.

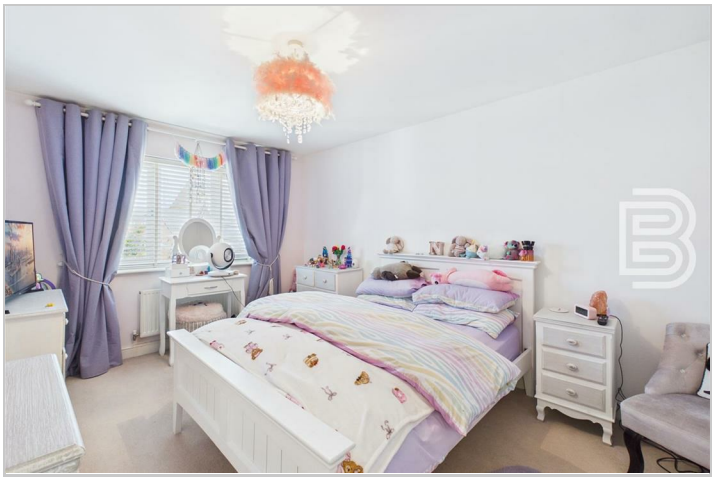
Driveway
Located to the right of the property. Off road parking for up to 3 cars which leads to garage. Gate into rear garden.

Garage
Metal up and over door. Courtesy door into the garden. Light and power connected.

Garden
Enclosed by a mixture of brick wall and fence. Split into several different sections being decking, lawn and patios plus bark chippings. Courtesy door into the back of the garage and a gate onto the driveway.

Money Laundering Regulations
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Road Map



Hybrid Map



Terrain Map



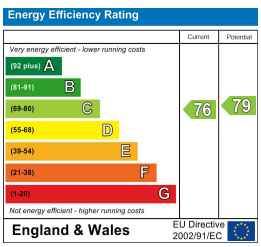
Floor Plan



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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