



KINGSLEY HOUSE

£625,000 Freehold

39 OVERSLADE LANE
RUGBY
WARWICKSHIRE
CV22 6DY



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three storey, five bedroom detached family home located in the popular residential area of Overslade, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take-away outlets and has local schooling for all ages. There is a regular bus service to Rugby town centre and easy access to the M1, M6, A5 and A14 road and motorway networks. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The substantial and versatile accommodation is set over three floors and in brief, comprises of an entrance porch giving access to the entrance hall which has a useful under stairs storage cupboard, original Parquet flooring and stairs rising to the first floor landing. A generously sized lounge has a continuation of the Parquet flooring, feature brick built fireplace with gas fire and French doors opening through to the conservatory. The conservatory has power and lighting connected with additional French doors giving access to the rear garden. There is a separate dining room with a bay window and has a through fare to the kitchen/dining room with a fitted double oven, four ring induction hob with extractor over, space for a fridge/freezer and plumbing for a dishwasher. The separate utility room is fitted with eye and base level units, sink with double drainer, space for a tumble dryer and plumbing for an automatic washing machine. The ground floor cloakroom/WC. is fitted with a low level w.c., pedestal wash hand basin and extractor fan.

To the first floor, the L-shaped landing has stairs rising to the second floor and doors off to the master bedroom with fitted bedroom furniture and benefits from a fully tiled en-suite shower room with corner shower enclosure, vanity unit with inset wash hand basin, low level w.c., heated towel rail and extractor fan. There are three further well proportioned bedrooms and a fully tiled family bathroom fitted with a panelled bath with shower over, wash hand basin, heated towel rail and separate w.c. The gas fired central heating boiler is located in a cupboard within the bathroom.

To the second floor, there is a good sized bedroom with separate dressing area and en-suite shower room facilities.

The property benefits from Upvc double glazing, gas fired central heating to radiators and has solar panels to the rear, which are owned outright.

Externally, the property is accessed via wrought iron gates giving access to a large block paved driveway providing ample off road parking and is enclosed by a brick boundary wall. Access to the garage is available off the driveway and has an up and over door, benefits from power and lighting connected with an additional room to the rear. The enclosed rear garden is predominantly laid to lawn and has a studio/office, ideal for home working. It benefits from power and lighting connected and has bi-fold doors giving access to the garden. There is also a wooden summerhouse.

Early viewing is highly recommended to appreciate this stunning property and all that it has to offer.

Gross Internal Area: approx. 175 m² (1883 ft²).

AGENTS NOTES

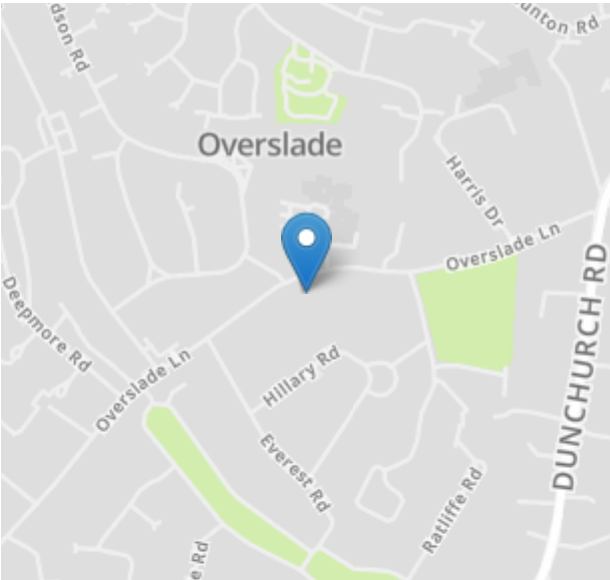
Council Tax Band 'F'.
What3Words: ///petal.talent.winner

MORTGAGE & LEGAL ADVICE

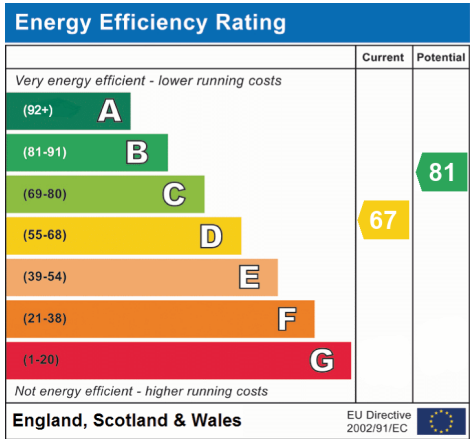
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended Three Storey Five Bedroom Detached Family Home in Popular Residential Location**
- **Lounge with Feature Fireplace, Separate Dining Room and Conservatory**
- **Kitchen/Dining Room with Oven and Hob**
- **Ground Floor Cloakroom/WC., Two En-Suites and Family Bathroom with Separate WC.**
- **Bedroom Two with Dressing Room**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators and Solar Panels (Owned Outright)**
- **Gated Access, Off Road Parking, Garage, Garden Studio/Office and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended to Appreciate this Stunning Family Home**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Porch
8' 4" x 1' 11" (2.54m x 0.58m)
Entrance Hall
13' 6" x 6' 5" (4.11m x 1.96m)
Lounge
17' 11" x 11' 11" (5.46m x 3.63m)
Conservatory
12' 6" x 7' 10" (3.81m x 2.39m)
Dining Room
12' 8" into bay window x 12' 2" (3.86m into bay window x 3.71m)
Kitchen/Dining Room
21' 0" x 10' 7" (6.40m x 3.23m)
Utility Room
12' 3" x 6' 11" (3.73m x 2.11m)
Ground Floor Cloakroom/WC.
6' 6" x 3' 11" (1.98m x 1.19m)
First Floor
L-Shaped Landing
23' 9" maximum x 12' 1" (7.24m maximum x 3.68m)
Bedroom One
17' 11" x 11' 11" (5.46m x 3.63m)
En-Suite Shower Room
6' 4" x 5' 5" (1.93m x 1.65m)

Bedroom Three
12' 3" x 9' 3" (3.73m x 2.82m)
Bedroom Four
10' 10" x 10' 7" (3.30m x 3.23m)
Bedroom Five
10' 7" x 9' 10" (3.23m x 3.00m)
Family Bathroom
6' 4" x 4' 11" (1.93m x 1.50m)
Separate WC.
5' 0" x 2' 8" (1.52m x 0.81m)
Second Floor
Bedroom Two
17' 7" x 10' 1" (5.36m x 3.07m)
En-Suite Shower Room
8' 2" maximum x 6' 8" (2.49m maximum x 2.03m)
Dressing Room
9' 8" x 8' 6" (2.95m x 2.59m)
Externlly
Garage
32' 0" x 8' 5" (9.75m x 2.57m)
Room (Rear of Garage)
9' 2" x 8' 6" (2.79m x 2.59m)
Garden Studio/Office
19' 8" x 11' 2" maximum (5.99m x 3.40m maximum)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.