Ellis Brooke

58 Chapel Street

Long Lawford, Rugby, CV23 9BE

Guide price £275,000

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Entrance Hall
5'9" x 13'10" (1.76m x 4.23m)
Accessed under a covered storm porch and through a composite front door. The entrance hall benefits from a useful storage cupboard, providing ample space for cloaks and shoe storage. Further to this there are stairs that rise to the first floor and doors which give access through to all ground floor accommodation.

Lounge Dining Room
17'4" x 13'8" (5.29m x 4.18m)
A well proportioned room that is neatly defined into two areas of living and dining. The focal point of the room is the stone fireplace with gas fire set within. To the rear elevation there are sliding patio doors which give access to the garden.

Kitchen
8'0" x 14'0" (2.46m x 4.28m)
The kitchen comprises a range of base and eye level units with a complementary worktop over. There is a fitted electric oven and grill along with a four ring gas hob that has an extractor fan over. Further to this there is a fitted slim line dishwasher and space for a fridge freezer and washing machine. To the side and rear elevations there are windows and in addition to the rear there is a door which gives access to the garden.

Bedroom 1
9'5" x 10'2" (2.89m x 3.1m)
A double bedroom that benefits from a window to the front elevation. This bedroom further benefits from a suite of fitted furniture, including drawers and wardrobes.

Bedroom 2
9'8" x 11'8" (2.97m x 3.56m)
A good sized double bedroom that benefits from a window to the front elevation.

Bathroom
4'10" x 9'1" (1.48m x 2.77m)
With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. Within the bathroom the walls are fully tiled, there is a wall mounted heated tower rail and to the rear elevation there is a frosted window.

1st Floor Landing
The first floor landing has doors that give access to all first floor accommodation.

Bedroom 3
7'7" x 12'4" (2.32m x 3.78m)
A double bedroom that benefits from a window to the rear elevation. This bedroom further benefits from giving access to under eave storage and a suite of fitted wardrobes. From the bedroom there is a door giving access to.

WC
With a low level flush WC and wash hand basin.

Study
6'0" x 12'2" (restricted head room) (1.84m x 3.73m (restricted head room))
A room with some restricted head height, used by the current owners as a study. The room gives access to the under eaves storage and to the side elevation there is a Velux window.

Tel: 01788 221242

Rear Garden

To the rear of the property is a private and enclosed garden, enclosed by a combination of walls and fencing. To the immediate rear there is a patio area which provides ample space for outdoor seating and alfresco dining. From here you step up to a lawn area with some mature shrubs and planting to the border. A further step rises to an additional lawn area to the rear of the garden. To the side of the property is a hard standing area, which could provide further space for off-road parking. The garden further benefits from a storage shed.

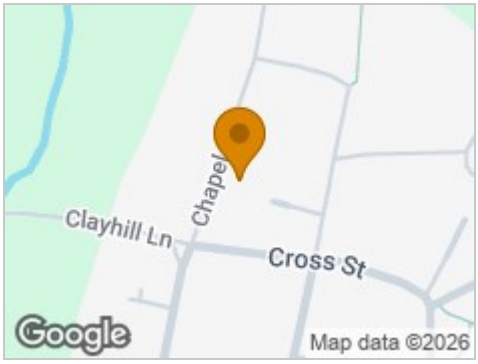
Front Garden and Parking

To the front of the property there is a driveway which provides ample off-road parking for three plus vehicles. The driveway is laid with a combination of hard standing and paving stones and gives access to a set of double gates, which provides further parking along the side of the property. Further areas of the front garden have been laid to lawn and could be used to create further off street parking. A paved pathway runs from the public highway and give access to the front door.

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

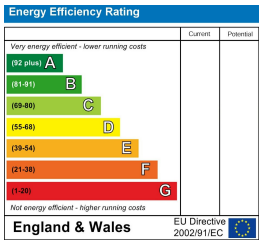
Terrain Map

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



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