# 44 Lelleford Close
# Long Lawford
# RUGBY
# CV23 9FP

## £995 PCM

- THREE BEDROOM
- AVAILABLE NOVEMBER
- THREE STOREY
- ENSUITE FACILITIES
- SINGLE GARAGE
- SEMI DETACHED
- UNFURNISHED
- KITCHEN WITH APPLIANCES
- CLOAKROOM / W.C.
- ENERGY EFFICIENCY RATING B

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**AVAILABLE NOVEMBER** A spacious three bedroom semi detached property with accommodation set over three floors. Benefiting from lounge, kitchen with built in appliances and downstairs cloakroom. To the first floor there are two bedrooms and a family bathroom. To the second floor there is a master bedroom with dressing area and ensuite facilities. Externally there are front and rear gardens and garage with an additional kitchenette area and further w.c. **UNFURNISHED** Sorry, no pets.

**Accommodation Comprises**
Entry via composite door into:

**Entrance Hallway**
Tiled floor. Stairs rising to first floor landing. Radiator. Door to:

**Lounge**
11'10" x 13'8" ( 3.61m x 4.18m)
Tiled floor. Two radiators. Understairs storage cupboard. Window to front aspect. Further door to:

**Kitchen / Diner**
12'6" x 11'11" (3.83m x 3.64m)
Fitted with a range of high gloss white base and eye level units with granite work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in appliances include built in halogen hob, built in single oven, fridge/freezer, dishwasher. Radiator. Tiled floor. Inset spotlights. Twin fully glazed doors leading to rear garden. Archway through to:

**Utility Area**
Space and plumbing for a washing machine. Work surface space. Eye level unit housing central heating boiler. Inset spotlights. Tiled floor. Radiator. Door to:

**Cloakroom / WC**
Wall mounted wash hand basin and low level w.c. Tiled floor. Half height tiling to walls. Extractor fan. Radiator.

**First Floor Landing**
Stairs rising to second floor. Cupboard housing hot water cylinder. Window to front aspect. Radiator. Doors off to bedrooms and bathroom.

**Bedroom Two**
12'6" x 8'7" (3.83m x 2.64m)
Window to rear. Radiator. Built in wardrobe with sliding doors.

**Bedroom Three**
9'11" x 11'10" (3.03m x 3.61m)
Window to front. Radiator. Built in wardrobes with sliding doors.

**Bathroom**
With four piece white suite to comprise; shower cubicle with mixer shower, panelled bath, wall mounted wash hand basin and low level w.c. Tiled floor. Tiled walls. Towel radiator. Electric shaver point. Inset spotlights. Extractor fan Frosted window to rear elevation.

**Second Floor Landing**
Door to:

**Bedroom One**
19'5" x 11'10" (5.94m x 3.63m)
Window to front aspect. Built in wardrobes with sliding doors. Over stairs storage cupboard. Radiator.

**Dressing Area**
Window to rear aspect. Radiator. Door to:

**Ensuite**
With three piece suite to comprise; shower cubicle with mixer shower, wall mounted wash and basin and low level w.c. Tioled floor. Tiling to splash areas. Half height tiling to walls. inset spotlights. Towel radiator. Extractor fan. Skylight window.

**Front Garden**
Pathway to entrance. Flower and shrub borders. Driveway to side giving off road parking for two vehicles and leading to:

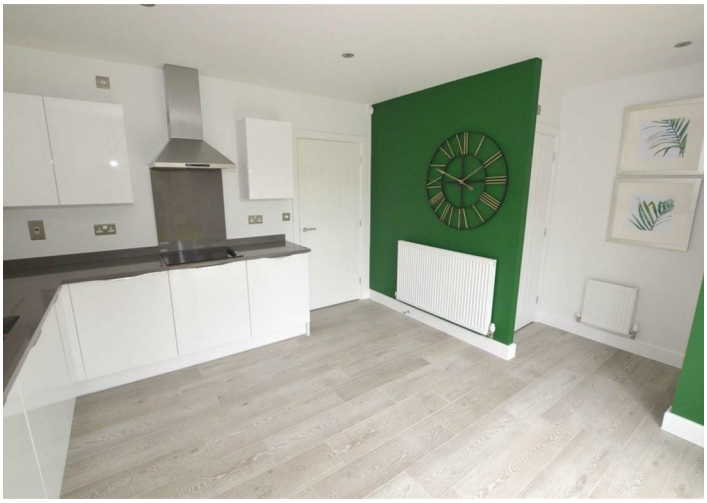
**Garage**
With up and over style door. Power and light connected. Door to kitchenette area and toilet.

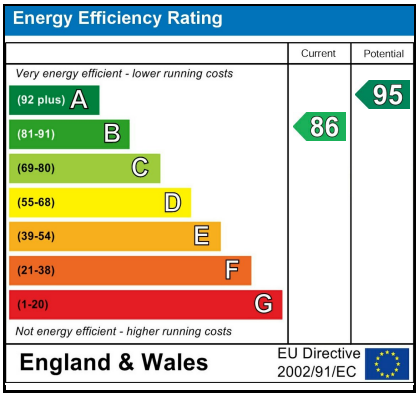
**Kitchenette**
With base and eye level units. Sink unit.

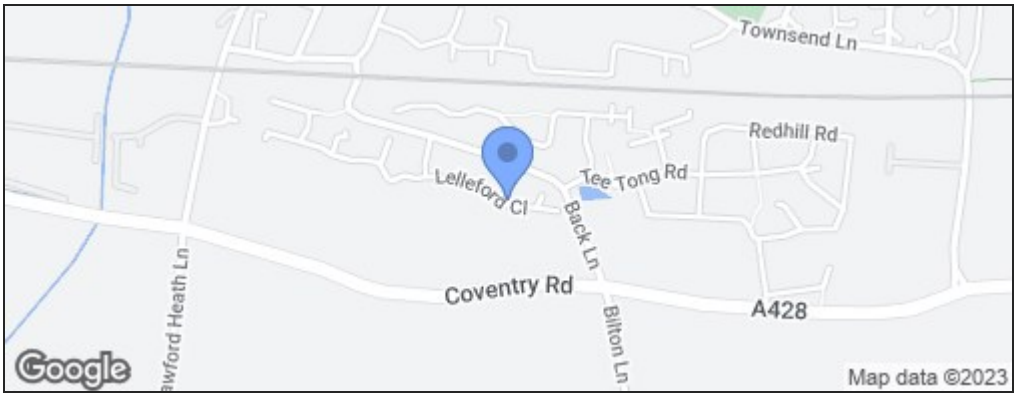
**Toilet**
Low level w.c. Wall mounted wash hand basin. Further eye level unit. Service door to garden.

**Rear Garden**
Paved patio area with flower, shrub and evergreen borders. Timber panel fencing to boundaries. Side pedestrian access.

**Agents Note**
Deposit: £1148.08
Length Of Tenancy: 6 Months
Local Authority: Rugby
Council Tax Band: D
Energy Efficiency Rating: B



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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.