# 18 Northampton Lane
# Dunchurch
# RUGBY
# CV22 6QA

## £425,000

- FOUR BEDROOM
- TWO RECEPTION ROOMS
- REFITTED SHOWER ROOM
- POTENTIAL TO EXTEND
- ESTABLISHED REAR GARDEN
- DETACHED FAMILY HOME
- GROUND FLOOR W.C.
- OFF ROAD PARKING AND GARAGE
- DOUBLE GLAZING AND CENTRAL HEATING
- ENERGY EFFICIENCY RATING TBC

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A fantastic opportunity to create a lovely family home in Dunchurch. The property is in good order but does require some cosmetic improvement/modernisation, there is also potential to extend to the side and/or rear (subject to local planning). In brief, the accommodation comprises; porch, entrance hall, w.c, lounge, dining room, and kitchen to the ground floor. To the first floor are four well proportioned bedrooms, and a recently refitted shower room. Externally, there is a good size, mature rear garden which is mainly laid to lawn with established borders. To the front of the property is a block paved driveway providing off road parking for two vehicles, and leading to the attached single garage. The property further benefits from gas central heating, double glazed windows, and a current view onto open farmland.
This detached house on Northampton Lane presents a wonderful opportunity for those looking to settle in a peaceful yet accessible area. With its generous living space, it is a property that truly deserves your attention.
The highly sought after village of Dunchurch has a range of local shops, restaurants, schooling for all ages and conveniently situated for access to Rugby town centre, the motorway networks, and Rugby Railway Station with its mainline services to London Euston and Birmingham New Street.

**Accommodation Comprises**
Entry via part glazed upvc front entrance door into:

**Entrance Porch**
Two windows to the front aspect. Window to side aspect. Storage cupboard. Part glazed door to:

**Entrance Hall**
Stairs rising to first floor. Radiator. Understairs storage cupboard. Connecting doors to:

**Downstairs W.C.**
Wall mounted wash hand basin with tiled splashback. Low level w.c. Radiator. Opaque window to front elevation.

**Lounge**
16'11" x 12'1" (5.16 x 3.69)
Bow window to front aspect. Two radiators. Feature fireplace with living flame gas fire, marble hearth, timber surround and mantle. Part glazed timber door into:

**Dining Room**
11'6" x 9'10" (3.53 x 3.00)
French doors with glazed side panels to rear. Radiator. Door to:

**Kitchen**
15'0" x 9'6" (4.59 x 2.9)
Fitted with a range of base and eye level units. Roll top work surface space incorporating a one and a half bowl sink and drainer with mixer tap over. Coordinated part tiled walls. Space for an electric cooker. Space for an upright fridge/freezer. Space and plumbing for dishwasher and washing machine. Ceramic tiled floor. Radiator. Window to rear aspect. Timber opaque part glazed door to side.

**First Floor Landing**
Access to loft space. Opaque window to side elevation. Airing cupboard with radiator. Connecting doors through to:

**Bedroom One**
11'6" x 12'11" (3.51 x 3.95)
Window to rear aspect. Radiator.

**Bedroom Two**
10'8" x 10'0" (3.27 x 3.07)
Window to front aspect. Radiator.

**Bedroom Three**
7'2" x 9'10" (2.2 x 3.00)
Window to front aspect. Radiator.

**Bedroom Four**
10'0" x 7'0" (3.05 x 2.14)
Window to rear aspect. Radiator.

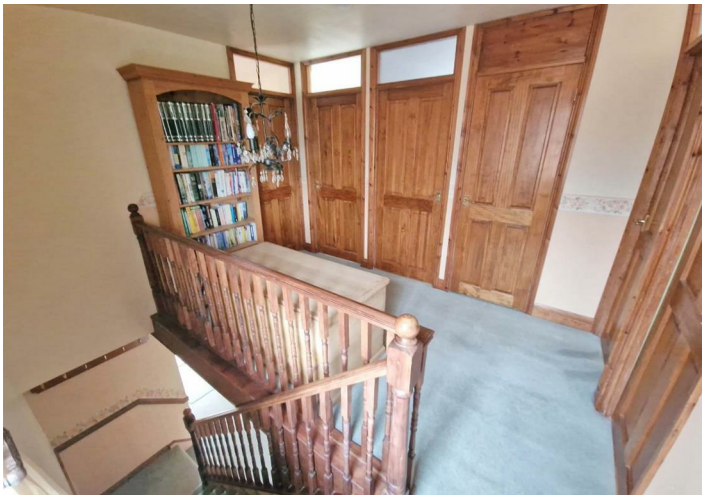
**Refitted Shower Room**
With suite to comprise; double shower enclosure with coordinated part tiled walls, wash hand basin with vanity unit, low level w.c. Extractor fan. Opaque window to side elevation. Heated towel rail.

**Front Garden**
Block paved drive providing off road parking for two cars. Area laid to lawn.

**Garage**
With up and over door. Power and light connected. Opaque part glazed door to rear garden.

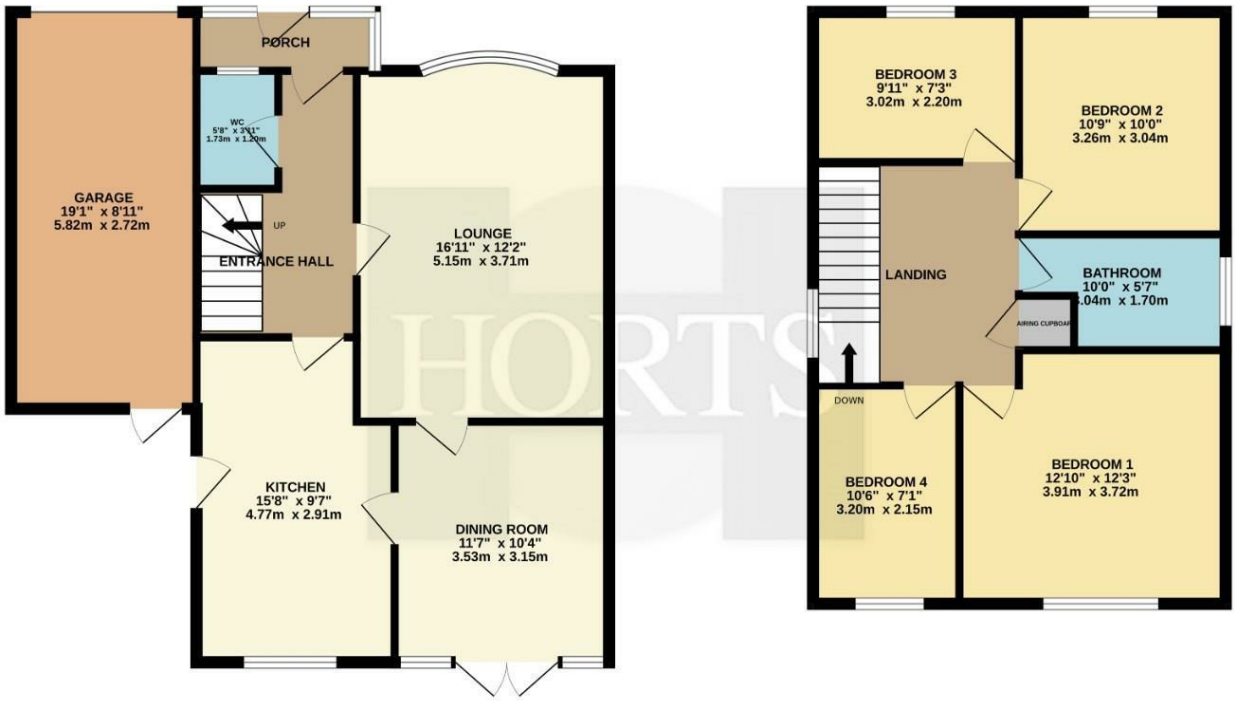
**Rear Garden**
Mainly laid to lawn with mature shrub and herbaceous borders. Two patio areas. Enclosed by timber panel fencing. Gated pedestrian access.

**Agents Note:**
Local Authority: Rugby Borough Council
Council Tax Band: E
Energy Efficiency Rating: TBC



GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.




TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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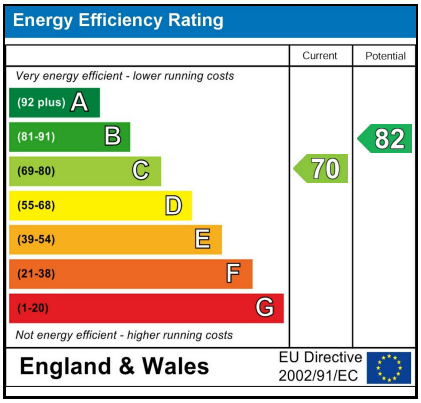


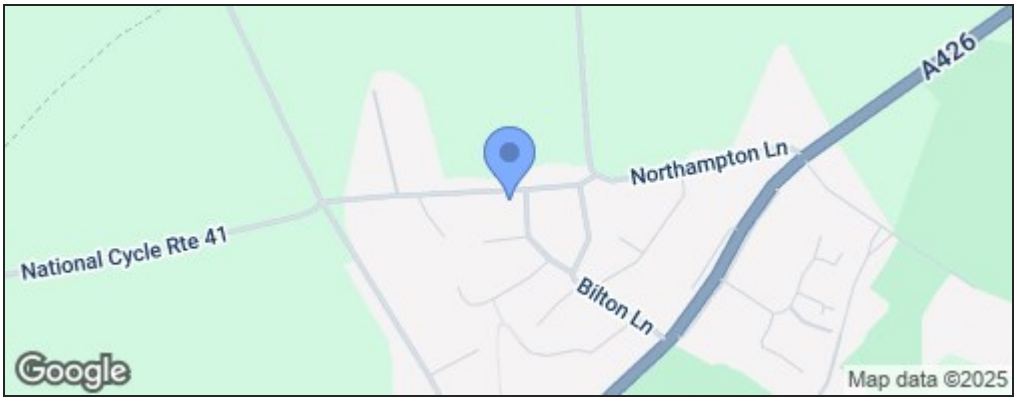


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