69 Bawnmore Road
Bilton
RUGBY
CV22 6JN

Guide Price £650,000

- FIVE BEDROOM
- NO ONWARD CHAIN
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM AND DOWNSTAIRS W.C.
- AMPLE OFF ROAD PARKING
- DETACHED FAMILY HOME
- LOUNGE / DINING ROOM
- SITTING / FAMILY ROOM
- TWO ENSUITES
- ENERGY EFFICIENCY RATING TBC

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An individually built, five bedroom detached family home in the desirable location of Bawnmore Road. This property is architect designed to provide spacious and open accommodation. In brief the property comprises; entrance hall, lounge dining room, kitchen breakfast room, sitting room, utility room and a downstairs w.c. to the ground floor. To the first floor there are five bedrooms, an ensuite shower room, an ensuite bathroom and a family bathroom. Externally there are generously sized front and rear gardens and off road parking for several vehicles.
This property is conveniently situated for Bilton village with its wide range of shops and amenities, well regarded schooling for all ages, Sainsbury's superstore and Rugby town centre. Transport links include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short ten-minute drive and operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via hardwood door into:

Reception Hall
With flagstone flooring. Cloaks cupboard with storage above and under. Dog leg stairs rising to first floor landing. Inset spotlights. Two radiators. Doors to all rooms.

Downstairs Cloakroom
Low level w.c. and wall mounted wash hand basin. Tiled walls. Flagstone flooring. Frosted window to side elevation. Extractor fan. Inset spotlights.

Sitting Room
15'1" x 12'5" (4.61m x 3.81m)
Window to front aspect. Further glass brick window to side elevation. Two radiators. Inset spotlights.

Lounge / Dining Room
"L" shaped room.

Lounge Area
19'0" x 14'1" (5.81m x 4.30m)
Bay window to front aspect. Herringbone wooden floor. Inset spotlights. Radiator.

Dining Area
13'5" x 11'9" (4.09m x 3.60m)
Sliding patio door to rear garden. Herringbone wooden floor. Inset spotlights. Two radiators. Twin glazed doors to:

Kitchen / Breakfast Room
21'9" x 19'8" (6.64m x 6.0m)

Kitchen Area
Fitted with a range of base units with wooden work surface space in incorporating a stainless steel bowl and a half sink and drainer unit. Built n double oven. Five ring hob with extractor fan over. Inset spotlights. Flagstone flooring. Breakfast bar. Window overlooking rear garden.

Breakfast Area
Twin fully glazed doors opening to rear garden. Windows to rear aspect. Flagstone flooring. Storage cupboard. Two radiators.

Utility Room
Work surface space. Space and plumbing for a washing machine. Eye level unit. Wall mounted central heating boiler. Flagstone flooring. Partly glazed door to side. Radiator. Inset spotlights.

First Floor Landing
Access to loft. Storage cupboard. Radiator. Doors off to all rooms.

Bedroom One
15'1" x 12'5" (4.61m x 3.81m)
Window to front aspect. Velux window. Two radiators. Inset spotlights. Wall lights. Built in wardrobes. Door to ensuite.

Ensuite Bathroom
With suite to comprise; panelled bath with mixer shower over, wall mounted wash hand basin and low level w.c. Tiled walls. Extractor fan. Frosted window to side elevation. Inset spotlights. Towel radiator.

Bedroom Two
16'2" x 12'2" (4.94m x 3.71m)
Two windows to front aspect. Inset spotlights. Radiator. Door to:

Ensuite Shower Room
With suite to comprise; shower cubicle with mixer shower, wall mounted wash hand basin and low level w.c. Extractor fan. Inset spotlights. Tiled walls. Radiator.

Bedroom Three
10'9" x 10'1" (3.30m x 3.09m)
Window to rear aspect. Built in wardrobe. Inset spotlights. Radiator.

Bedroom Four
14'2" x 9'4" (4.32m x 2.87m)
Window to side aspect. Window to rear aspect. Inset spotlights. Radiator.

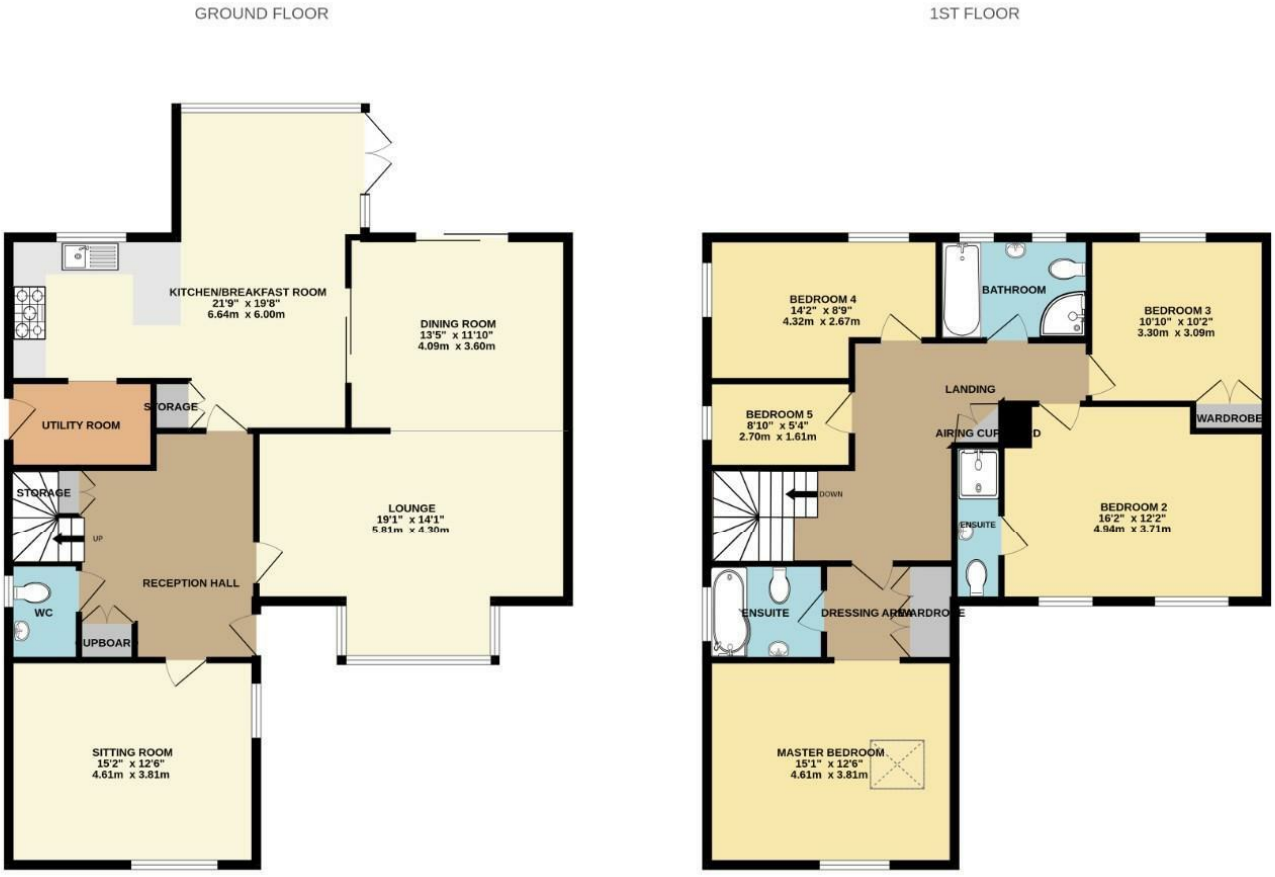
Bedroom Five/Study
8'10" x 5'3" (2.70m x 1.61m)
Frosted window to side elevation. Inset spotlights. Radiator.

Family Bathroom
With four piece suite to comprise; panelled bath, separate shower cubicle with electric shower, wall mounted wash hand basin and low level w.c. Tiled walls. Inset spotlights. Extractor fan. Radiator. Two frosted windows to rear elevation.

Front Garden
Area laid to lawn with shrub borders. Entry via twin wooden gates. Block paved driveway providing ample off road parking and leading to carport. External lighting.

Rear Garden
Pave patio area. Mainly laid to lawn with flower, shrub and evergreen borders. External lighting. Timber fencing. Large external garden shed. Side pedestrian access.

Agents Note
Local Authority: Rugby
Council Tax Band: G
Energy Efficiency Rating: TBC



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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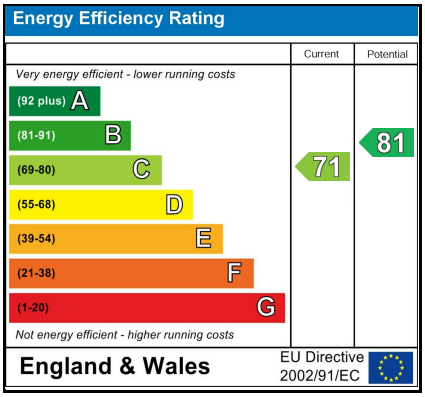

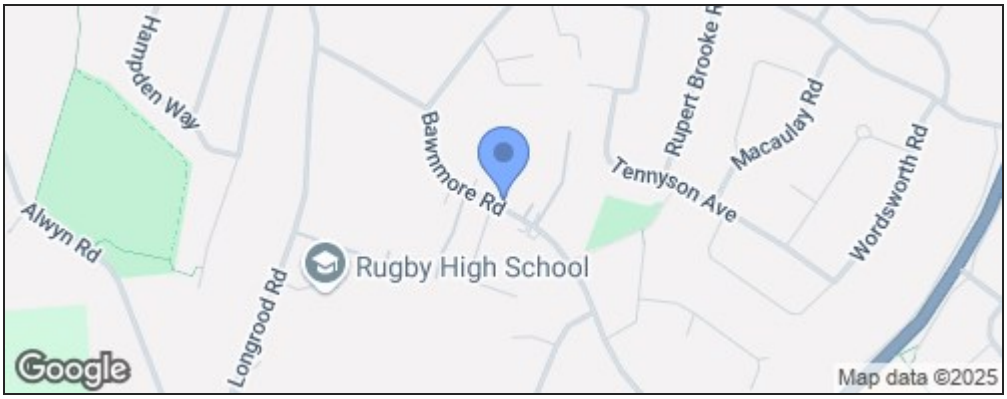

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