



May Lane, Bilton, Rugby
£212,500



May Lane, Bilton, Rugby

Crowhurst Gale are pleased to present this well presented three bedroom semi detached house which is situated in May Lane which leads off Bilton Road being convenient for local shops, schooling for all ages and bus service to Rugby town centre. The property benefits from gas central heating to radiators, double-glazing and is well fitted throughout with accommodation briefly comprising: entrance hall, cloakroom, lounge/dining room and fully fitted kitchen to the ground floor with landing, three well proportioned bedrooms and bathroom to the first floor. Outside has a front garden with driveway providing parking and direct access to a built in garage and a private rear garden.

Front Garden and Parking

Front garden laid to lawn with various shrubs. Driveway providing parking and direct access to a integral garage.

Entrance Hall

Composite, leaded double-glazed door leading into Hallway. Stairs to first floor. Radiator. Laminate flooring. Door to:

Cloakroom

W.C. and wash hand basin. Opaque double-glazed window to front. Radiator.

Lounge/Dining Room 22'10" x 10'3" (6.96 x 3.14)

Coal effect electric fire in feature fireplace. Laminate flooring. Covings to ceiling. Dado rail. Double-glazed window and double-glazed sliding patio doors to rear garden. Two radiators.



Kitchen 10'3" x 7'11" (3.14 x 2.42)

One and a half sink and drainer with base unit under, further range of base and wall units, work surfaces and ceramic wall tiling. Integrated dishwasher, fridge and freezer. Belling gas hob with stainless steel extractor over and gas oven below. Space and plumbing for automatic washing machine. Radiator. 'Worcester' combination gas fired boiler for central heating and domestic hot water. Tiled flooring. Double-glazed window to front. Double glazed door to side.

First Floor Landing

Built in cupboard. Access to roof space. Doors leading to :

Bedroom One 14'4" x 9'3" (4.39 x 2.82)

Double-glazed window to rear. Radiator.

Bedroom Two 11'2" x 9'7" (3.41 x 2.94)

Built in wardrobes providing hanging and shelving space. Further storage cupboard. Double-glazed window to front. Radiator.

Bedroom Three 12'6" x 8'2" (3.82 x 2.49)

Built in cupboard. Double-glazed window to rear. Radiator.

Bathroom

White suite with panelled bath and mains shower over, Shower screen. Wash hand basin and low flush W.C. Ceramic wall tiling. Ceramic tiled flooring. Double-glazed window to front. Radiator.

Rear Garden

Private rear garden with paved patio area, lawn with flower borders and ornamental fish pond. Brick built store/workshop.

Garage

With up and over door. Power and light connected.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

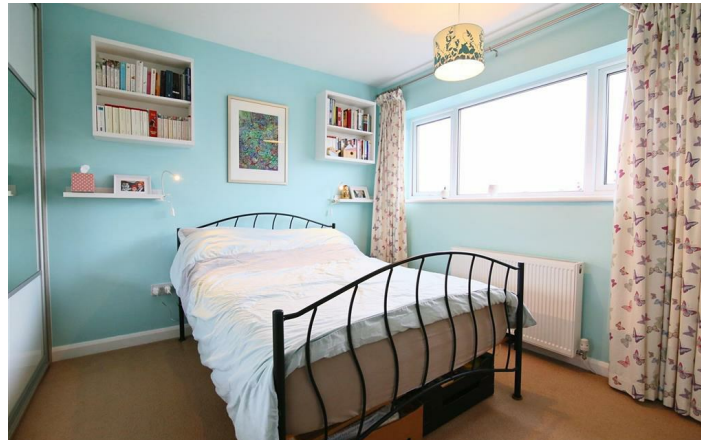
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority

Rugby Borough Council

**Tax Band**

Tax Band: C

Tenure

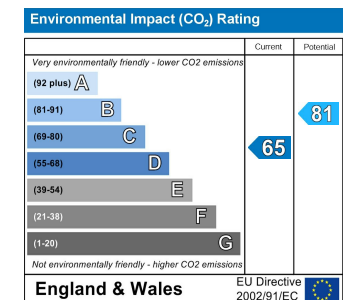
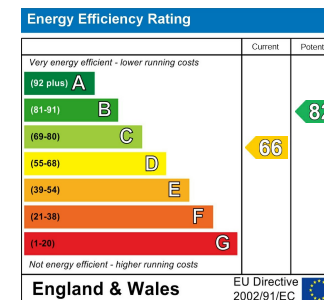
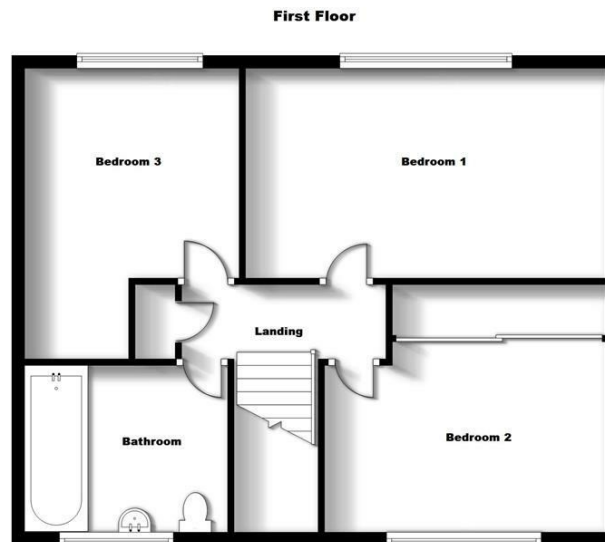
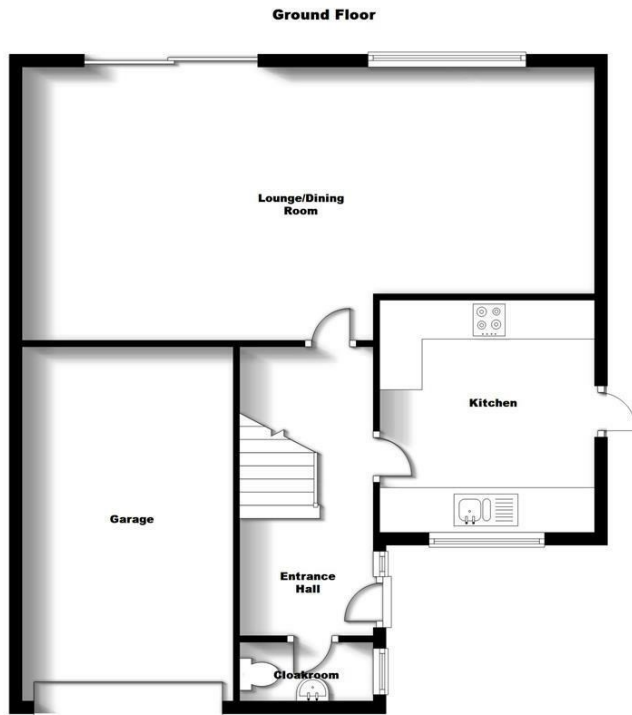
Freehold

Directions For Sat Nav

Directions For Sat Nav: CV22 7HE

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

