



Lauderdale Close, Rugby, Warwickshire  
Offers over £230,000



# Lauderdale Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents present to market this detached home situated in a quiet cul- de-sac in the popular village of Long Lawford with its own primary school, shops and regular bus service to Rugby Town. In brief the property comprises: entrance porch, entrance hall, open plan kitchen/diner, lounge, cloakroom to the ground floor. To the first floor there are three bedrooms with the master having an en suite and a bathroom. Further benefits include: Upvc double glazing, gas central heating, rear garden, detached single garage and off road parking. This property is offered with NO CHAIN

## Frontage

Blocked paved drive providing off road parking. Access to garage. Access to rear garden via side timber pedestrian gate.

## Entrance Porch

Enter via Upvc glazed door. Further door into:

## Entrance Hall

Stairs rising to first floor. Under-stairs storage cupboard, radiator.

## Lounge 15'5" 10'0" (4.72m 3.05m )

Upvc double glazed french doors onto rear garden. T.V aerial point, radiator.

## Open Plan Kitchen/Diner

### Kitchen Area 9'4" x 8'11" (2.87m x 2.72m )

Upvc double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset one and a half sink with mixer tap over and drainer. Tiled splash back areas. Fitted four ring gas hob with extractor over and double fan assisted electric oven below. Fitted washing machine and fitted fridge & freezer. Opening into:



**Dining Area 9'6" x 8'2" (2.90m x 2.51m )**

Upvc double glazed door to the side aspect. Radiator.

**Cloakroom**

Upvc obscure double glazed window to the side aspect. Low level w.c. Wash hand basin, radiator.

**First Floor Landing**

Access to loft space. Door to cupboard housing hot water tank.

**Bedroom One 13'7" upto wardrobe x 8'5" (4.16m upto wardrobe x 2.58m)**

Two Upvc double glazed windows to front aspect. Fitted wardrobe and cupboard. Radiator. Door into:

**En Suite Shower Room**

Upvc obscure double glazed window to the side aspect. A part suite comprising: fully tiled shower cubicle, wash hand basin. Low level w.c., Heated towel rail. Tiled flooring.

**Bedroom Two 9'6" x 8'7" (2.92m x 2.62m )**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Three 10'2" x 6'7" (3.10m x 2.01m)**

Upvc double glazed window to the rear aspect, radiator.

**Bathroom 6'4" x 5'8" (1.94m x 1.73m )**

Upvc obscure double glazed window to the side aspect. Bath with tiled splash backs. Low level w.c., wash hand basin. Radiator.

**Rear Garden**

Enclosed rear garden with wooden deck area. Lawn with various planting areas. Side timber gate giving access to garage and frontage.

**Garage**

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: D

**Tenure**

Freehold

**Directions For Sat Nav**

Directions For Sat Nav: CV23 9ST

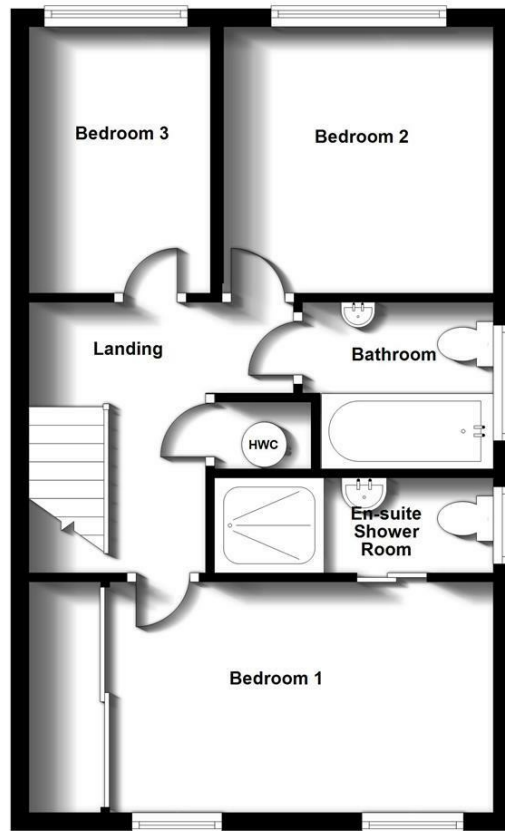
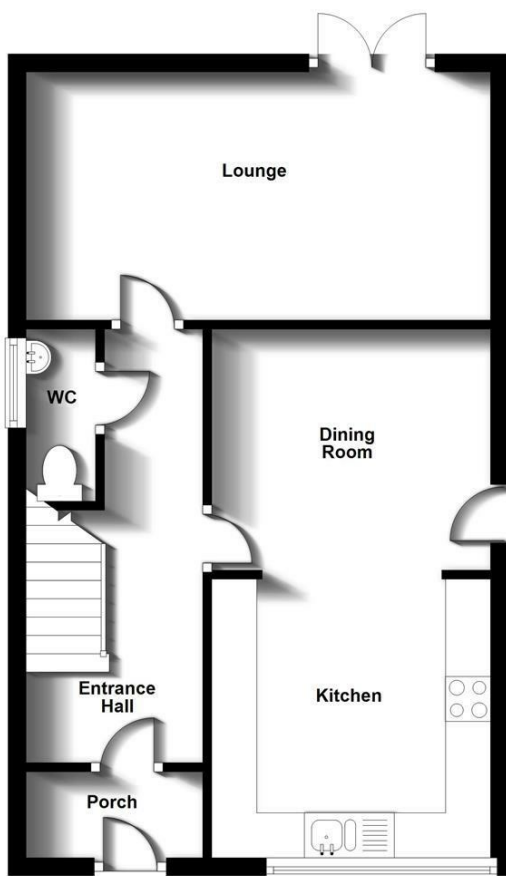
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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