



Shustoke Lane, Cawston, Rugby
Guide Price £325,000



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Crowhurst Gale are very pleased to present to the market, this three bedroom detached property which is approximately one year old and was constructed by the well renowned builders 'Miller Homes'. Located in the sought after residential area of Poets Corner, Cawston the property benefits from double glazed windows, gas heating to radiators and 9 years home builders guarantee. In brief the accommodation comprises of an entrance hall, ground floor cloakroom/W.C, lounge, fitted kitchen/dining room with fitted appliances. To the first floor there is a family bathroom, three bedrooms, with the principal bedroom having en-suite facilities. Externally the property has an enclosed rear garden, extended patio area, single garage and a tarmacadam driveway.

Frontage

Small fore-garden with paved pathway to the front door. Tarmacadam driveway to the side.

Entrance Hall

Enter via opaque double glazed composite door into light and airy hallway. Stairs to first floor. Doors into:

Cloakroom

Opaque double glazed window to front aspect. Radiator. Wash basin and WC.

Lounge 15'3" x 10'1" (4.67 x 3.09)

Double glazed window to front aspect. Two radiators.



Kitchen/Dining Room 17'3" x 11'4" (5.27 x 3.47)

Double glazed window and 'French doors' to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Electric double oven, fitted gas hob with extractor over. Fitted washing/drying machine, dishwasher and fridge/freezer. Radiator. Space for Dining table and under-stairs cupboard.

First Floor Landing

Access to loft space (no ladder or storage boards). Cupboard housing gas combination boiler. Door leading to:

Principal Bedroom 11'1" x 11'11" (3.40 x 3.64)

Double glazed window to rear aspect. Radiator. Door to:

En-suite Shower

Opaque double glazed window to front. Shower enclosure with shower fitted, wash hand basin and WC.

Bedroom Two 10'5" x 8'11" (3.19 x 2.74)

Double glazed window to rear aspect. Radiator.

Bedroom Three 9'2" x 6'6" (2.81 x 2.00)

Double glazed window to rear aspect. Radiator.

Bathroom 6'8" x 5'6" (2.04 x 1.69)

Panelled bath with glass screen and mains shower fitted over. Towel design radiator. Wash basin and WC.

Rear Garden

Mainly laid to lawn with an extended patio area. All enclosed with wooden fencing and a gate leading to the side access and parking area. Outside lighting. Power point.

Garage

Up and over door giving vehicular access. 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.

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.

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.



Local Authority

Rugby Borough Council

Tax Band

Tax Band: D

Tenure

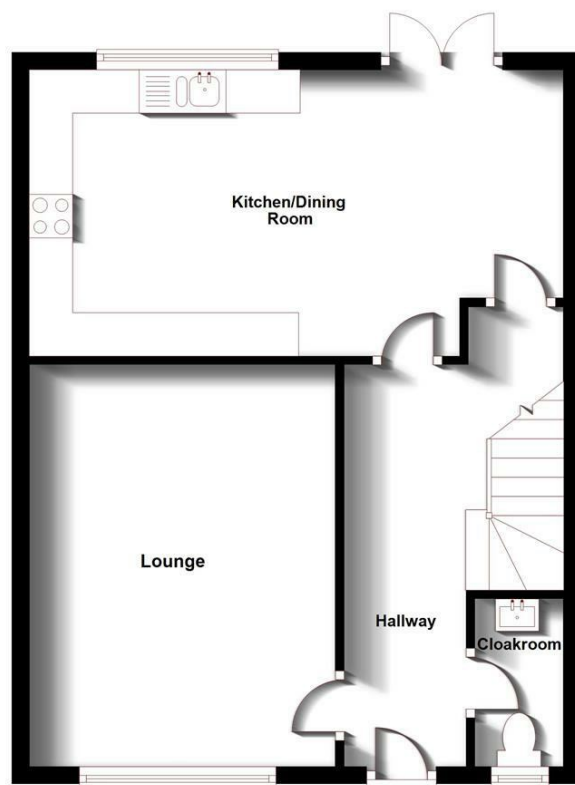
Freehold

Viewing

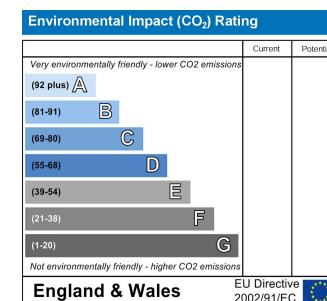
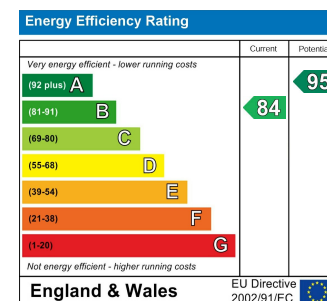
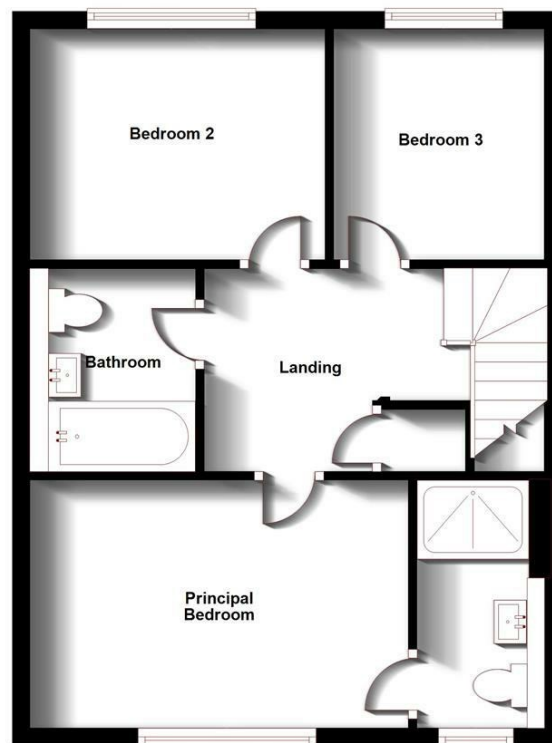
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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