



**Landseer Close, Hillmorton, Rugby**  
**Offers Over £350,000**



# Landseer Close, Hillmorton, Rugby

Crowhurst Gale are pleased to present this beautiful detached bungalow in a quite cul-de-sac location. This spacious property briefly comprises: Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, Shower Room and Three Bedrooms. Outside there is front and rear gardens, a garage and parking for several vehicles. The property also benefits from double glazed windows and gas heating to radiators.

**Porch/Sun Room 8'0" x 9'4" (2.45 x 2.85)**

Door to:

## Entrance Hall

Cupboard housing gas boiler. Door leading to:

**Lounge 16'2" x 13'3" into bay window (4.95 x 4.05 into bay window)**

Gas fire. Bay window to front.

**Kitchen 13'8" x 9'8" (4.19 x 2.95)**

Fitted kitchen with storage cupboards and worksurfaces. Gas hob and electric double oven. Bow window to rear. Door to side.

**Bedroom or Dining Room 12'0" x 9'8" (3.68 x 2.95)**

Could be used as a bedroom. Window to side. Door into conservatory.



**Bedroom 11'10" x 12'7" (3.63 x 3.86)**

Fitted wardrobes. Bay window to front.

**Bedroom 11'8" x 6'6" 147'7" (3.57 x 2 45)**

Window to side.

**Conservatory 9'6" x 12'9" (2.92 x 3.90)**

Double glazed panels and french door into the rear garden.

**Rear Garden**

Well stocked rear garden with patio area and lawn. Access to the sides of the property.

**Garage**

Single Garage

**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.

**Local Authority**

Rugby Borough Council

**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 can offer Panda Mortgage Services for 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.

**Tenure**

Freehold

**Tax Band**

Tax Band: D

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
		<b>65</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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