Lestock Close, Bilton, Rugby
£244,950

crowhurst gale

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Crowhurst Gale are pleased to present this link detached house is situated in a cul de sac which leads off Cornwallis Road being convenient for local shops, and schooling for all ages. The property has the benefit of gas central heating to radiators and double glazed windows with accommodation briefly comprising: entrance hall, lounge/dining room and kitchen to the ground floor with landing, three bedrooms and bathroom to the first floor. Outside has parking for two cars and a single garage and fenced rear garden.

Entrance
Enter via a double glazed door, double glazed windows to front and side.

Hall
Enter via double glazed door, radiator, stairs to first floor. Door leading into:

Lounge/Dining Room
Lounge Area
4.11m(13'6") x 4.08m(13'5")

Electric fireplace, laminate flooring, radiator and double glazed window to front.

Dining Area
3.15m(10'4") x 2.58m(8'6")

Laminate flooring, Radiator and double glazed patio doors leading to rear garden.

Kitchen 9'3" x 7'10" (2.82 x 2.39)
A range of base and wall mounted units with rolled worktop surfaces. Stainless steel sink with mixer taps. Built in gas hobs and electric oven. Space and plumbing for automatic washing machine and slimline dishwasher. Understairs storage cupboard. Tiled flooring. Gas combination boiler. Double glazed door to side and window to rear.

Landing
Access to loft space, storage cupboard.

Bedroom One 10'2" x 11'1" (3.10 x 3.38)
Radiator, double glazed window to rear.

Bedroom Two 10'7" x 8'7" (3.23 x 2.64)
Radiator, Double glazed window to front.

Bedroom Three 7'2" x 7'8" (2.20 x 2.34)
Radiator, Double glazed window to front.

Bathroom 5'4" x 6'0" (1.63 x 1.85)
Panelled bath with shower fitted over, wash hand basin and W.C, ceramic tiling and radiator. Double glazed window to rear.

OUTSIDE
To The Front
Block paved parking area.

Rear Garden
Enclosed with wooden fencing with gate to rear leading to common area. Low maintenance rear garden laid to patterned concreate.

Garage
4.98 x 2.19
Metal up and over door.

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 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.

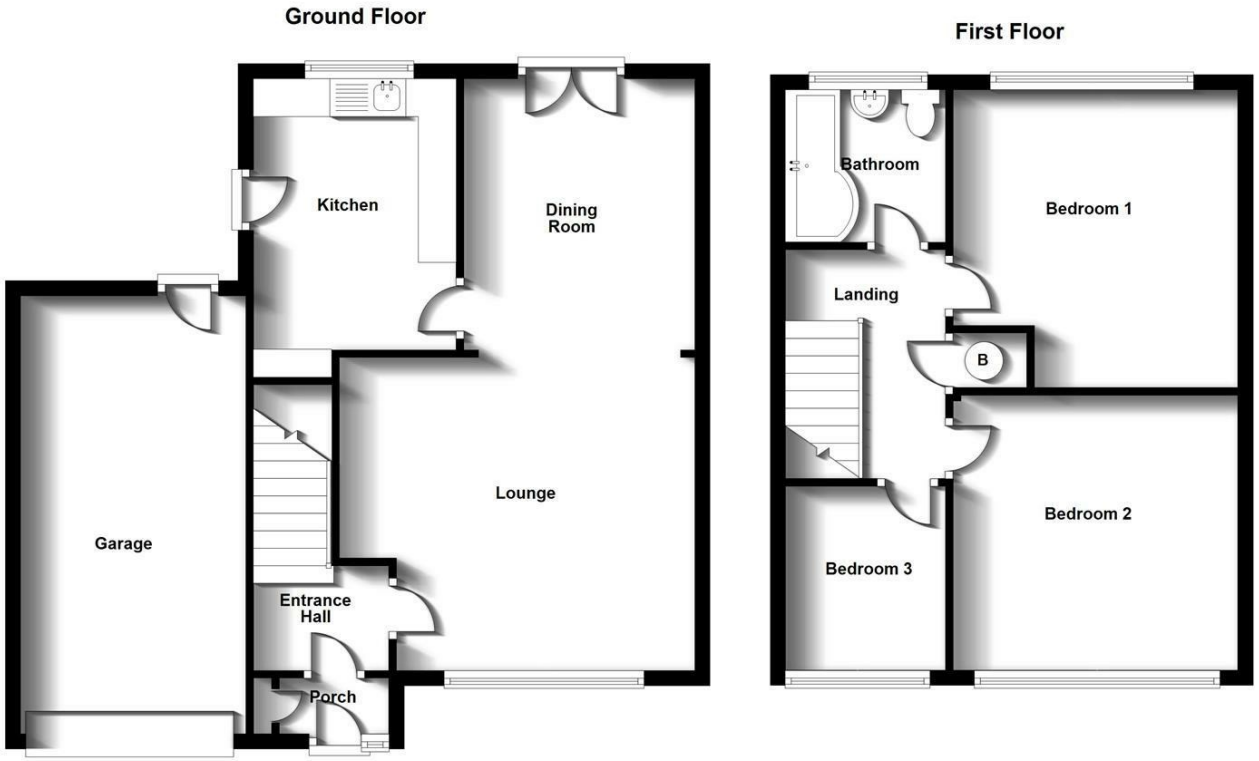
Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

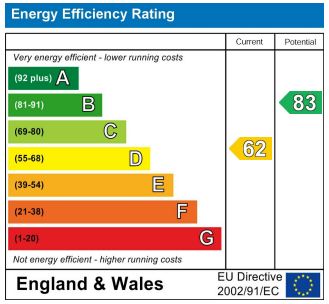
Local Authority
Rugby Borough Council

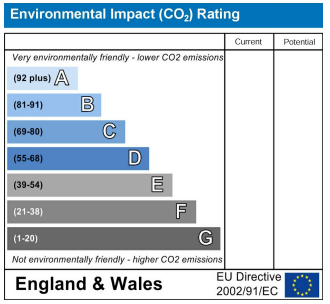
Tenure
Freehold

Tax Band
Tax Band:C

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266







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