



**Cawston Lane, Dunchurch, Rugby**  
**Guide Price £399,950**



# Cawston Lane, Dunchurch, Rugby

Crowhurst Gale are delighted to offer for sale this detached bungalow which is situated on a good size corner plot in the historic village of Dunchurch. Dunchurch is exceptionally well served by a wide range of shops and amenities to include public houses, restaurants and takeaways, coffee shop, convenience stores, hair and beauty salons, a pharmacy, post office, art galleries and outstanding schooling. Dunchurch benefits from regular bus routes, offers easy access to the M1/M6 and M45 motorways, and is a ten-minute drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes. This well designed bungalow has spacious rooms and briefly comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Two Well Proportioned Bedrooms and Shower Room with separate WC, Front and rear gardens and a large detached Garage. The property is in need of some modernisation.

## Frontage

The front garden is well stocked with herbaceous plants. Parking for one vehicle. Access can be gained to both sides of the property.

## Porch 4'7" x 4'2" (1.41 x 1.28)

Enter via opaque double glazed door. Tiled flooring.

## Entrance Hall

Glazed door leading into spacious hallway. Airing cupboard housing hot water tank. Access to loft space. Doors leading off to;

## Lounge 16'11" x 11'10" (5.18 x 3.61)

Double glazed bow window to front aspect, further double glazed window to side aspect. Fireplace with wooden surround. Radiator.

## Dining Room 11'8" x 8'9" (3.58 x 2.67)

Double glazed window to side aspect. Radiator.



**Kitchen 14'5" x 11'10" (4.41 x 3.61 )**

One and a half bowl sink and drainer with base unit under, further base, wall mounted units and drawers. Worktop surfaces. Large built in storage cupboard. Gas hob and electric oven. Gas boiler.

**Conservatory 12'1" x 11'1" (3.69 x 3.40)**

Constructed of wooden and double glazed panels with 'French' doors leading to rear garden.

**Bedroom One 16'9" x 9'9" (5.11 x 2.99)**

Double glazed windows to front and side aspects. Radiator. A range of fitted bedroom furniture.

**Bedroom Two 13'8" x 10'0" (4.19 x 3.07 )**

Double glazed window to rear aspect. Built in wardrobe. Vanity sink unit.

**Shower Room 9'4" x 5'5" (2.87 x 1.66)**

Large glass shower enclosure with shower fitted. Wash hand basin and WC. Small Opaque double glazed window to side aspect. Ceramic tiling.

**Separate WC 6'6" x 3'1" (2.00 x 0.96)**

WC wall mounted wash hand basin. Small Opaque double glazed window to side aspect.

**Rear Garden**

Mainly laid to lawn with a patio area adjoining the conservatory. Well stocked flower and shrub borders. Outside tap. The garden extends to the side of the property with a path and further flower and shrub beds. Enclosed with brick wall and panelled fencing.

**Garage 14'9" x 20'4" (4.52 x 6.20)**

The garage is accessed via Cox Crescent. Personnel door leading from the rear garden. Two windows to the rear. Up and over door and 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.

**Tax Band**

Tax Band: D

**Tenure**

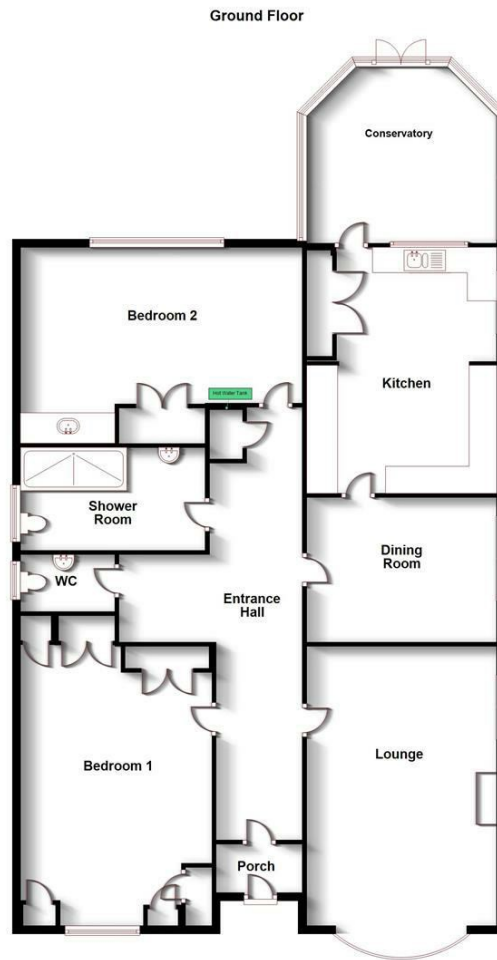
Freehold

**Local Authority**

Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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>67</b>	<b>83</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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