



**Main Street, Frankton, Warwickshire**  
**£375,000**

crowhurst  
gale



# Main Street, Frankton, Warwickshire

Crowhurst Gale are pleased to present this extended four bedroom end-terrace property located in a sought-after village area in Frankton. This location benefits from a fantastic village pub, trails which are great for walking, cycling, and other country pursuits, and has excellent local primary and secondary schools. There are also buses running to Rugby, Southam and Coventry, good road and rail links, and it is a short journey away from Leamington Spa and Birmingham International airport. The property itself benefits from an integrated garage, a front and rear garden, four bedrooms - one with en-suite, a downstairs W/C and central heating and double glazing throughout. In brief, this property comprises; a hall, lounge, dining room, kitchen, lobby, W/C, garage and a front and rear garden to the ground floor. To the first floor there are four bedrooms, one with an en-suite, and a family bathroom. Externally there is gardens to the front and rear with ample parking to the rear. Viewing is recommended.

## HALL

An entrance hall with stairs ascending to the first floor and doors leading to the lounge and dining room.

## LOUNGE

11' 4" x 19' 6" (3.46m x 5.96m) Having three double glazed windows to the front aspect, a central heated radiator, a log burner and a door leading to the kitchen.

## DINING ROOM

15' 9" x 9' 3" (4.81m x 2.83m) A sociable dining area with a central heated radiator, doors leading to the rear garden and open plan access to the kitchen.

## KITCHEN

24' 0" x 9' 0" (7.34m x 2.75m) A good sized kitchen with two, four ring gas hobs each with an oven below, an extractor fan over, a stainless steel sink with drainer and mixer tap, and a central heated radiator. Also having space for appliances, a double glazed window to the rear aspect, a door leading to the rear garden and a door leading into the lobby.

## LOBBY

Having access to the downstairs W/C and the garage.



### W/C

Having a low level W/C, a pedestal hand wash and an opaque double glazed window to the front aspect.

### LANDING

With stairs rising from the ground floor and doors leading to the bedrooms and bathroom.

### BEDROOM ONE

12' 4" x 13' 9" (3.77m x 4.2m) The master bedroom having two double glazed windows to the front and side aspect, a central heated radiator and a door leading to the en suite.

### EN-SUITE

12' 2" x 4' 5" (3.73m x 1.36m) A partially tiled en suite with a shower cubicle, a pedestal hand wash basin, a low level W/C and an opaque double glazed window to the rear aspect.

### BEDROOM 2

13' 1" x 9' 10" (3.99m x 3.00m) A double bedroom with a double glazed window to the front aspect and a central heated radiator.

### BEDROOM 3

13' 6" x 9' 1" (4.14m x 2.79m) Another double bedroom with a central heated radiator, access to an airing cupboard and a double glazed window to the rear aspect.

### BEDROOM 4

7' 4" x 10' 11" (2.24m x 3.33m) The fourth bedroom having double a glazed window to the front aspect and a central heated radiator.

### BATHROOM

8' 5" x 4' 11" (2.57m x 1.5m) A partially tiled family bathroom with a bathtub with shower over, a central heated radiator, pedestal hand wash basin, a low level W/C and an opaque double glazed window to the rear aspect.

### FRONT Garden

A well-presented front garden, and side access to the rear garden and garage.

### GARAGE

9' 3" x 19' 7" (2.84m x 5.97m) An integrated garage with power and lighting, and access to the lobby.

### GARDEN

A private rear garden with access to the garage with gated parking for several vehicles.

### 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 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.

### Tax Band

Tax Band:D

### Local Authority

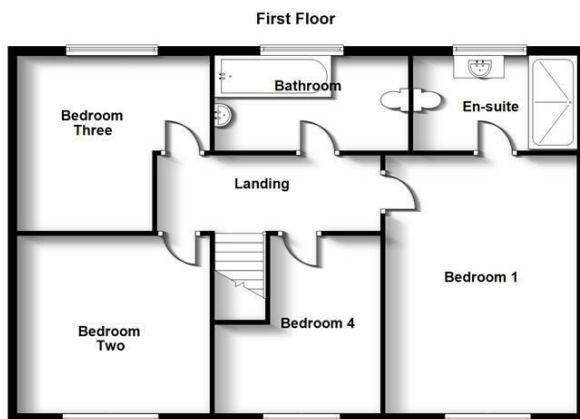
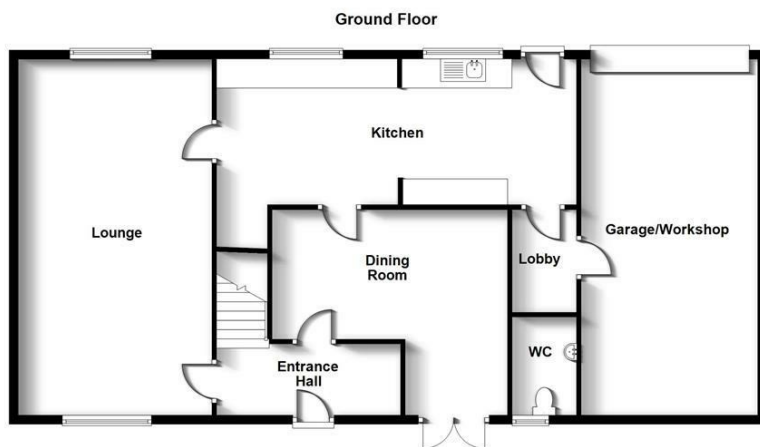
Rugby Borough Council

### Tenure

Freehold

### 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>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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