Cawston Lane, Dunchurch, Warwickshire
Offers Over £285,000

crowhurst gale

Cawston Lane, Dunchurch, Warwickshire

Crowhurst Gale is very pleased to present this beautifully presented, modern end terrace property. This well-appointed house is situated within the highly sought-after village of Dunchurch, with its wide range of fantastic shops and amenities, including outstanding primary schooling, a doctor's surgery, pharmacy, a dentist, coffee shop, post office, pubs, restaurants, and takeaways, a florist, hair and beauty salons, and an art gallery. The property benefits from an end terrace position with a larger than average plot that includes a detached double garage and workshop. The area is well served by excellent transport links, including regular bus routes and easy access to the M1/M6 and M45 motorway networks. It is also only a short ten-minute drive from Rugby train station, which operates mainline services to London Euston in just 48 minutes.

Front Garden
Picket fencing surrounds a lawned area. Paved path leading to front door.

Entrance Hall
Double glazed door in to Hallway. Stairs rising to first floor. Understairs storage. Radiator. Doors off to:

Ground Floor W.C.
Comprising low level W.C. Wall mounted sink unit.

Lounge 17'10" x 11'4" (5.46 x 3.47)
Double glazed window to front. Radiator. Door into:

Kitchen/Dining Room 12'10" x 17'8" (3.93 x 5.39)
Fitted with a range of base and eye level units with roll tops over. One and a half sink unit with drainer and mixer taps over. Base and wall units. Integrated oven and induction hob with extractor fitted over. Integrated dishwasher, washing machine and fridge/freezer. Two Upvc double glazed windows to rear. Upvc double glazed patio doors to rear garden.

First Floor Landing
Upvc double glazed window to side. Access to loft. Storage cupboard with hanging and shelving. Doors off to:

Bedroom One 11'2" x 11'1" (3.41 x 3.38)
Upvc double glazed window to front. Radiator. Door into:

En-Suite Shower
W.C. sink unit, separate shower cubicle and splash back tiling. Upvc opaque glazed window to front.

Bedroom Two 9'11" x 9'7" (3.04 x 2.94)
Upvc window to rear. Radiator.

Bathroom
Closed cistern W.C. inset sink unit with vanity unit and panelled bath. Upvc opaque glazed window to rear.

Rear Garden
Laid to lawn. Patio area with pergola. Feather edged fencing to boundary. Gated rear access. Access to:

Double Garage 17'9" x 20'3" (5.42 x 6.18)
Wooden double doors. Personal door to side. Storage to the apex of the roof.

Outside
Externally there is a timber fencing enclosed garden and pathway to the front aspect, with a spacious, enclosed garden with patio and pergola to the rear and side.

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 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.

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

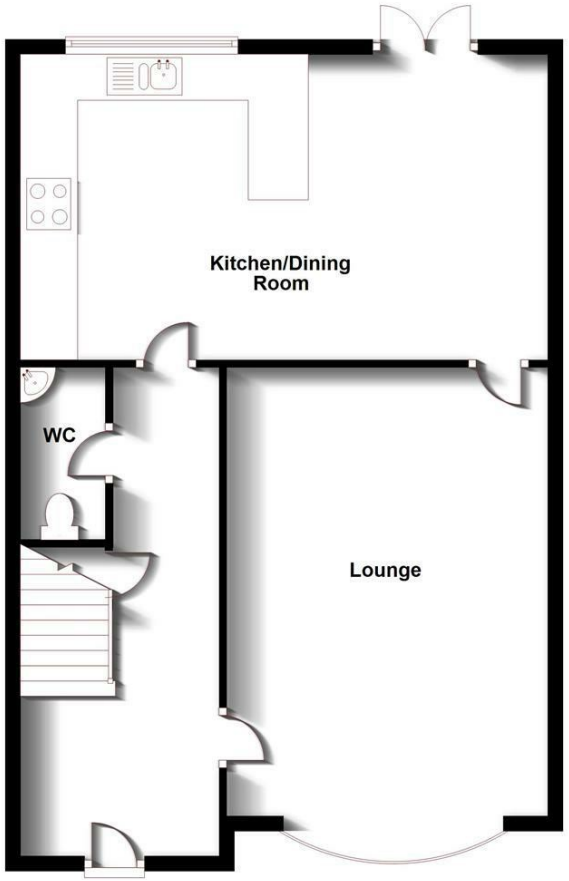
Tax Band
Tax Band: C

Tenure
Freehold

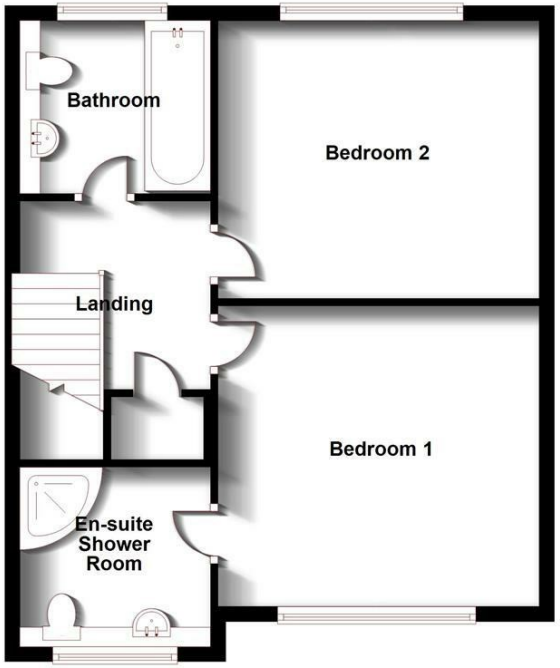
Viewing

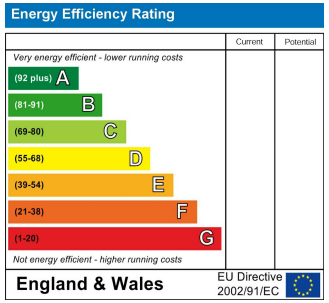
By appointment only through Crowhurst Gale Estate Agents 01788 522266

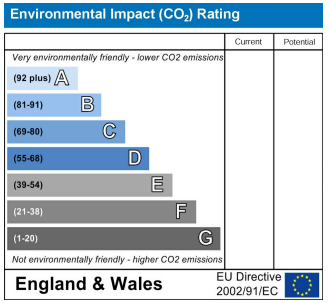
Ground Floor



First Floor







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