



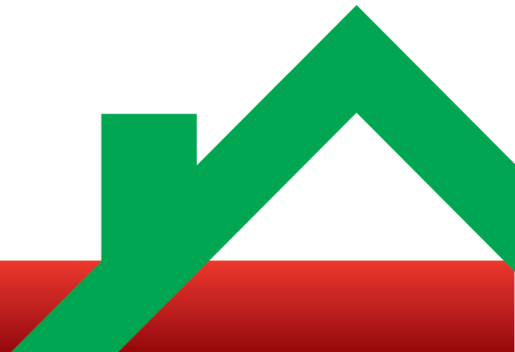
29 LOWER LODGE AVENUE **Guide Price £435,000 Freehold**

EDEN PARK  
RUGBY  
WARWICKSHIRE  
CV21 1NU



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk





## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this immaculately presented four bedroom detached executive style family home built to the Hanbury design and located on the popular Eden Park development to the north of Rugby. The property is of standard brick construction with a tiled roof.

There are a range of local amenities to include Tesco supermarket and the popular Elliott's Field and Junction One retail parks which host a wide range of shops and stores, food take away outlets and recreational facilities.

Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour and there is easy commuter access to the M6/M1/A5 and A14 road and motorway networks.

The spacious accommodation is set over two floors and in brief comprises of an entrance hall, lounge with a bay window, study, ground floor cloakroom/w.c. kitchen/dining room with fitted double oven, gas hob, integrated fridge/freezer and dishwasher and has doors opening onto the rear garden, separate utility room with space and plumbing for automatic washing machine and tumble dryer and a family room with patio doors opening onto the rear garden (part of the converted double garage).

To the first floor, there is the master bedroom with an en-suite shower room, three further well proportioned bedrooms and a family bathroom fitted with a three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, there is a small fore garden with a tarmac driveway providing off road parking for two vehicles. The enclosed rear garden has a patio area to the immediate rear providing an ideal al-fresco dining/entertaining space with steps down to further patio and lawned areas. Part of the double garage has been converted into a snug. The remaining garage has an electric roller door, power and lighting connected and a pedestrian door into the rear garden.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 120 m<sup>2</sup> (1291 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band E..  
Estimated Rental Value: £1500 pcm approx.  
What3Words: ///remove.panel.hangs

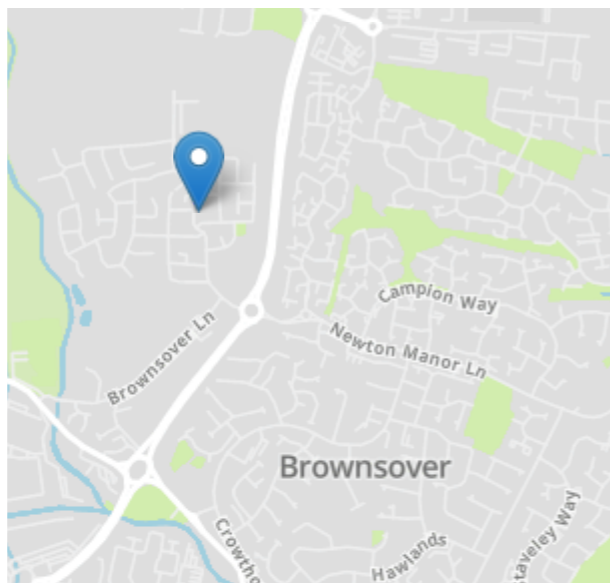
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- An Immaculately Presented Four Bedroom Detached Executive Style Family Home
- Popular Residential Location
- Lounge, Study, Family Room and Ground Floor Cloakroom/W.C.
- Kitchen/Dining Room with Integrated Appliances and Separate Utility Room
- Master Bedroom with En-Suite Facilities
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Garage, Off Road Parking and Early Viewing is Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	76	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall Lounge

17' 7" into bay window x 11' 11" (5.36m into bay window x 3.63m)

#### Study

9' 4" x 6' 6" (2.84m x 1.98m)

#### Ground Floor Cloakroom/W.C.

5' 3" x 2' 8" (1.60m x 0.81m)

#### Kitchen/Dining Room

15' 1" x 9' 11" (4.60m x 3.02m) Kitchen Area

9' 2" x 8' 6" (2.79m x 2.59m) Dining Area

#### Utility Room

6' 6" x 5' 6" (1.98m x 1.68m)

#### Family Room (part of the converted double garage)

15' 6" x 7' 2" (4.72m x 2.18m)

### First Floor

#### Bedroom One

12' 0" x 10' 3" to fitted wardrobes (3.66m x 3.12m to fitted wardrobes)

#### En-Suite Shower Room

6' 1" x 5' 11" (1.85m x 1.80m)

#### Bedroom Two

13' 5" maximum x 10' 8" (4.09m maximum x 3.25m)

#### Bedroom Three

10' 2" x 8' 8" (3.10m x 2.64m)

#### Bedroom Four

10' 2" x 6' 3" (3.10m x 1.91m)

#### Family Bathroom

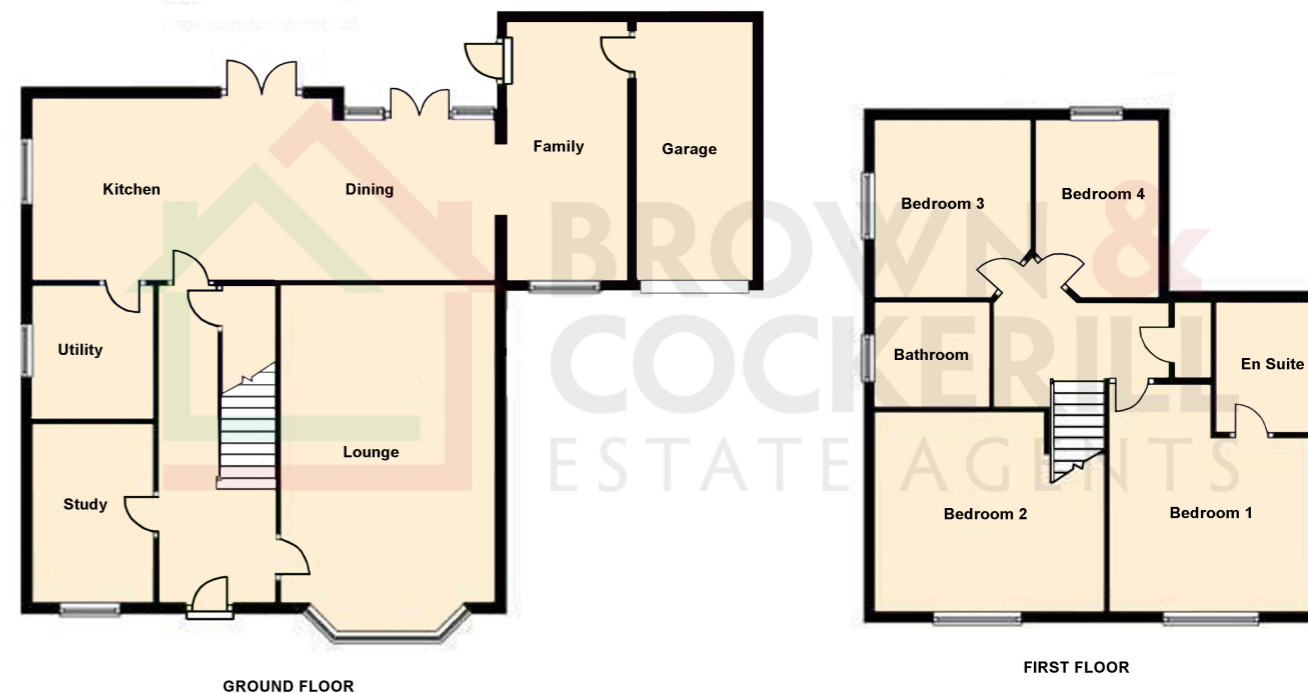
6' 5" x 6' 2" (1.96m x 1.88m)

#### Externally

#### Garage

16' 6" x 8' 2" (5.03m x 2.49m)

## FLOOR PLAN



## IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.