



25 LLOYD ROAD

RUGBY
WARWICKSHIRE
CV21 1JW

£375,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this extended and well presented four bedroom detached family home which has been improved and renovated to a high standard throughout.

The property is located within a quiet cul-de-sac on the northern outskirts of Rugby town centre. There are a range of amenities available within the immediate area to include a parade of local shops and stores, supermarket, medical centre, excellent local schooling and extensive shopping facilities at the nearby Elliott's Field and Junction One retail parks.

There are excellent commuter and transport links to the surrounding M1/M6/A5 and A45 Midland road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

Of traditional brick construction with a tiled roof, this home offers versatile and spacious accommodation set over two floors and in brief comprises of an entrance porch, entrance hall, ground floor cloakroom/w.c., open plan lounge with feature log burner fireplace, open plan kitchen, dining room and a separate utility room.

To the first floor there is the master bedroom with dressing room (potential for conversion to additional bedroom), three further bedrooms and a family bathroom which has been refitted with a freestanding bath and separate shower cubicle. The property benefits from Upvc double glazing and gas fired central heating to radiators.

The block paved front garden offers ample off road parking with access to the single garage. The landscaped rear garden has been designed with low maintenance in mind and offers a large seating terrace to the immediate rear which is ideal for al-fresco dining and entertaining. A feature of the garden is a 'railway carriage' which has been converted to provide an outside bar/entertainment room but could also be used as a home office.

Early viewing is considered essential to appreciate the space and finish this property offers.

Gross Internal Area: approx. 112 m² (1205 ft²).

AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///pops.union.laser

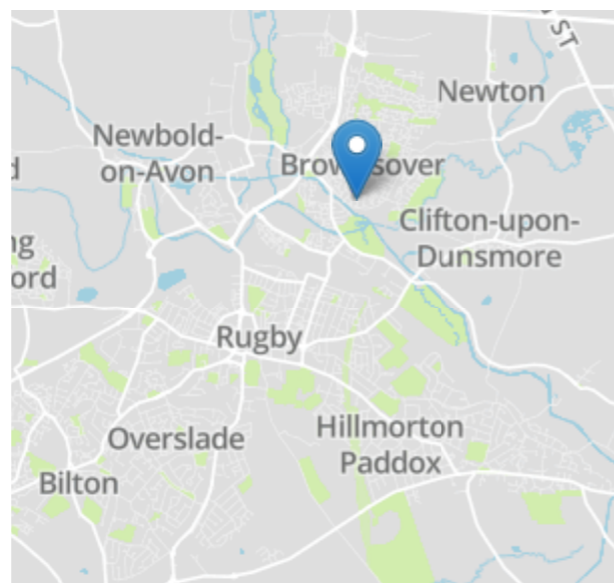
MORTGAGE & LEGAL ADVICE

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 Extended Four Bedroom Detached Family Home
- Entrance Porch, Ground Floor Cloakroom/W.C.
- Lounge with Feature Log Burner, Dining Room
- Fitted Kitchen with Range Cooker, Separate Utility Room
- Refitted Bathroom with Shower & Freestanding Bath
- Master Bedroom with Dressing Room
- Upvc Double Glazing, gas Fired Central Heating to Radiators
- Ample Off Road Parking, Garage and Landscaped Gardens



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Porch

7' 9" x 4' 1" (2.36m x 1.24m)

Entrance Hall

10' 9" x 3' 11" (3.28m x 1.19m)

Ground Floor Cloakroom/W.C.

4' 7" x 4' 3" (1.40m x 1.30m)

Lounge

26' 3" x 10' 9" (8.00m x 3.28m)

Dining Room

12' 3" x 7' 2" (3.73m x 2.18m)

Kitchen

14' 4" x 9' 8" (4.37m x 2.95m)

Utility Room

7' 7" x 5' 5" (2.31m x 1.65m)

First Floor

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m)

Dressing Room/Additional Bedroom

10' 10" x 7' 1" (3.30m x 2.16m)

Bedroom Two

9' 5" x 8' 10" (2.87m x 2.69m)

Bedroom Three

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom Four

10' 1" x 7' 2" (3.07m x 2.18m)

Bathroom

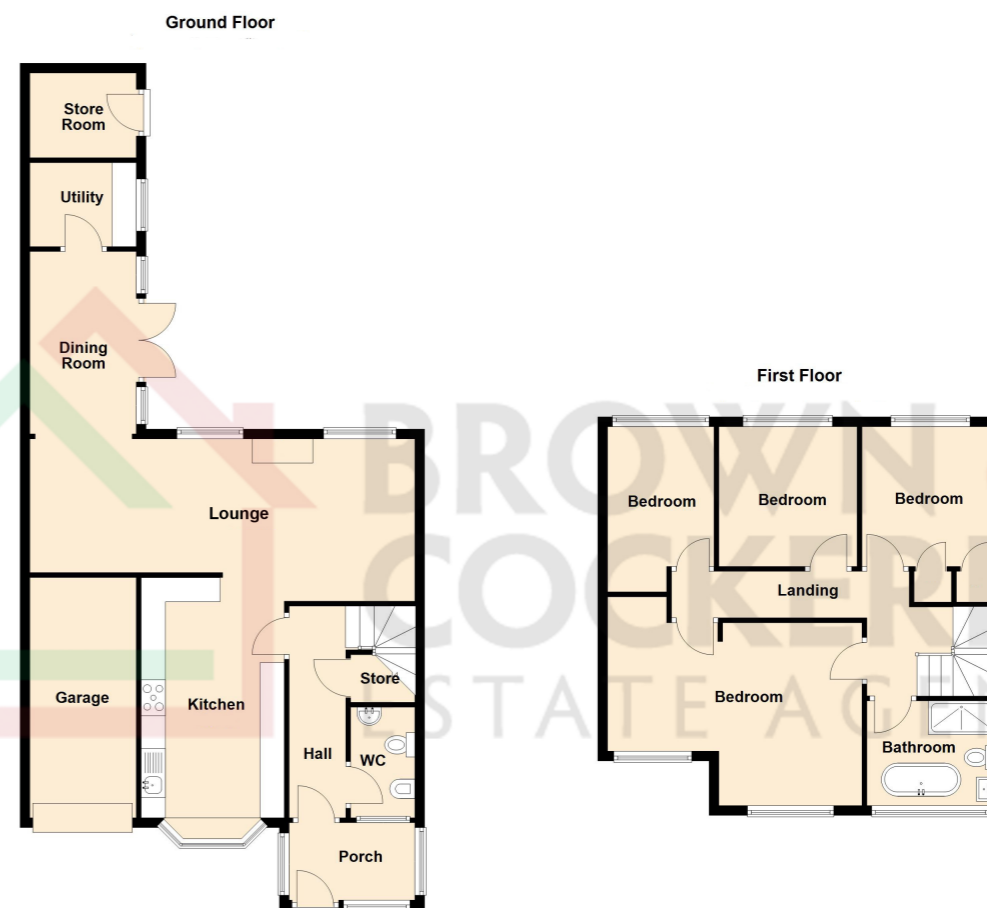
8' 11" x 6' 7" (2.72m x 2.01m)

Externally

Garden Bar/Home Office

15' 8" x 7' 8" (4.78m x 2.34m)

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.