



**EDWARD KNIGHT**  
ESTATE AGENTS

6 LANCUT HILL, COTON PARK, RUGBY, CV23 0JR

OFFERS IN REGION OF £420,000





## SUMMARY

A particularly impressive Executive Detached property located in Coton Park built by Westbury Homes to their excellent & substantial 'Stamford' layout. Having been well looked after by the owners with a careful eye on stylish additions such as uPVC shutters, the beautiful accommodation on offer briefly comprises : Entrance Hall, Lounge, Large Kitchen Diner with Family Area and Utility Room, Dining Room, Study, Guest WC, Four Bedrooms, Two En-Suites and a Family Bathroom. The front of the property has been newly paved and the Private Gated Driveway leading to Double Garage is located to the side.

## LOCATION

The property is situated in a particularly convenient location with good access to major motorways including M1 and M6. Also close by is Rugby Railway Station, with it's 50 minute commute time to London Euston as well as Tesco's Superstore, Cineworld Cinema and Elliot's Field Shopping Centre with major department stores and restaurants.

## ENTRANCE HALL

Enter via wood-effect panelled entrance door with obscure glazed inserts. uPVC double glazed window to front aspect. Telephone point. Oak flooring and an oak stair case rising to the first floor. Built-in understairs storage cupboard. Double panelled radiator. Double opening doors into Lounge & Dining Room. Doors to Study and Kitchen Diner. Door to Guest WC.

## LOUNGE

20' 11" + bay x 12' 11" (6.38m x 3.94m)  
uPVC double glazed french doors to rear aspect. uPVC double glazed bay window to the front aspect with uPVC shutters. Two double panelled radiators. Television point.



### DINING ROOM

14' 1" into bay x 12' 4" (4.29m x 3.76m)

uPVC double glazed bay window to the front aspect with uPVC shutters. Continued oak flooring. Double panelled radiator.

### STUDY

9' 6" x 8' 10" (2.9m x 2.69m)

uPVC double glazed window to rear aspect. Continued oak flooring. Single panelled radiator. Telephone point.

### KITCHEN DINER

23' 11" x 14' 6" (7.29m x 4.42m)

With a range of eye and base level units incorporating glass fronted display units surmounted by contrasting granite roll edge work surfaces. Contrasting kitchen island. Inset one and half bowl sink and drainer with swan neck mixer tap over. Tiling to splashback areas. Built-in stainless steel oversize electric oven. Five ring Smeg gas hob and Smeg extractor hood over. Integrated fridge and freezer. Space and plumbing for dishwasher. Wall mounted radiator. TV point. Telephone point. Tiled floor. uPVC double glazed door to side aspect. uPVC double glazed windows to rear aspect and side aspect. Door to:

### UTILITY ROOM

6' 0" x 5' 7" (1.83m x 1.7m)

With a further base unit surmounted by contrasting roll top work surface. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashbacks. Space & plumbing for washing machine & for tumble dryer. Extractor fan. Tiled floor. Single panelled radiator with thermostat control.

### GUEST WC

Comprising low flush WC and pedestal wash hand basin. Tiling to half height. Obscure uPVC double glazed window to front aspect.







#### **GALLERIED LANDING**

uPVC double glazed window to front aspect. Two single panelled radiators. Built-in airing cupboard housing hot water cylinder. Doors to all further accommodation.

#### **BEDROOM ONE**

14' 10" x 14' 6" (4.52m x 4.42m)

uPVC double glazed window to side aspect. Double glazed Velux window to side aspect with integrated electronically operated blackout blind. Double panel radiator and single panel radiator. Two sets of double door built-in wardrobes. TV point. Telephone point.



#### **EN SUITE**

8' 4" x 6' 10" (2.54m x 2.08m)

White suite comprising pedestal wash hand basin, low flush WC, panelled bath and separate fully tiled shower cubicle. Tiling to half height. Electric shaver point. Heated towel rail. Extractor fan. Recessed ceiling spotlights. Obscure uPVC double glazed window to side aspect.

#### **BEDROOM TWO**

11' 6" x 9' 0" (3.51m x 2.74m)

uPVC double glazed window to front aspect. Single panel radiator. TV point. Built-in double door wardrobe. Door to:

#### **ENSUITE**

White suite comprising: low flush WC, pedestal wash hand basin and fully tiled shower cubicle. Tiling to half height. Extractor fan. Electric shaver point. Single panel radiator. Obscure uPVC double glazed window to side aspect.

#### **BEDROOM THREE**

13' 2" x 9' 9" (4.01m x 2.97m)

uPVC double glazed window to front aspect. Single panelled radiator. Built-in double door wardrobe. TV point.



#### **BEDROOM FOUR**

10' 10" x 10' 1" (3.3m x 3.07m)

uPVC double glazed window to rear aspect. Single panel radiator. Access to loft space. TV point.

#### **FAMILY BATHROOM**

7' 9" x 6' 6" (2.36m x 1.98m)

Panelled bath with mixer tap, low flush WC, pedestal wash hand basin. Fully tiled double shower cubicle. Tiling to half height. Extractor fan. Heated towel rail. Electric shaver point.

#### **FRONTAGE**

Recently landscaped. Low maintenance ornate paving leading to storm porch. Paved borders.

#### **DRIVEWAY**

Located to the side of the property. Private driveway for several vehicles. Double wooden gates. Leads to Double Garage. Gate into rear garden.

#### **DOUBLE GARAGE**

Metal up and over door. Power and light. Overhead storage space.

#### **REAR GARDEN**

To the rear of the property is a decorative slab seating area. A pathway leads to a side gate giving access to driveway and around the rear of the property to the Utility Room door. The majority of the garden is laid to lawn. Cold water tap. Courtesy lights. Power point. Enclosed by timber fencing to all sides. To the side there is a driveway providing off-road parking space for several vehicles and direct access to the Double Garage.



Total area: approx. 184.9 sq. metres (1989.9 sq. feet)

