



EDWARD KNIGHT
ESTATE AGENTS

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

OFFERS OVER £425,000





PROPERTY SUMMARY

A particularly impressive, detached property located on the Coton Park development built by Westbury Homes. This substantial home has been well cared for by the current owners with a careful eye on stylish interior additions throughout the property. The versatile accommodation is set over three floors and includes five bedrooms and three bath/shower rooms. Externally is a pretty walled fore garden and landscaped rear garden with various seating/BBQ areas and a good size driveway which provides access to parking and a detached double garage.

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.



GROUND FLOOR

A bright and spacious entrance hall provides access to a ground floor WC and all of the further ground floor accommodation. The modern kitchen with centre isle breakfast bar overlooks the rear garden and includes a variety of integrated appliances and access to the utility room which houses the gas boiler and washing/drying facilities. The spacious and airy lounge boasts dual aspect light including double opening patio doors to the rear garden and window overlooking the pretty street Lancutt Hill.

ENTRANCE HALL

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

LOUNGE

11' 4" x 21' 0" (3.45m x 6.4m)

CLOAKROOM

4' 4" x 5' 10" (1.32m x 1.78m)

DINING ROOM

9' 2" x 11' 4" (2.79m x 3.45m)

KITCHEN/BREAKFAST ROOM

15' 10" x 14' 4" (4.83m x 4.37m)

UTILITY ROOM

5' 10" x 6' 8" (1.78m x 2.03m)







FIRST FLOOR

The first-floor landing is to be considered enormous, there is a size-able window overlooking the street and a further set of stairs which rise to the second floor. This floor is home to the family bathroom and three bedrooms, one being the master suit with its 'his n hers' built in wardrobes and en suite shower room.

LANDING

10' 10" x 13' 10" (3.3m x 4.22m)

MASTER BEDROOM

11' 5" x 14' 0" (3.48m x 4.27m)

ENSUITE

11' 4" x 6' 5" (3.45m x 1.96m)

BEDROOM FOUR

11' 4" x 9' 2" (3.45m x 2.79m)

BEDROOM FIVE

9' 1" x 7' 4" (2.77m x 2.24m)

FAMILY BATHROOM

10' 8" x 6' 11" (3.25m x 2.11m)

SECOND FLOOR

The second-floor landing also overlooks the street and beyond and provides access to two further double bedrooms with built in wardrobes and a 'Jack n Jill' bathroom situated between the bedrooms with dual access.

LANDING

6' 9" x 11' 2" (2.06m x 3.4m)

BEDROOM TWO

11' 4" x 16' 9" (3.45m x 5.11m)

JACK AND JILL ENSUITE

10' 9" x 6' 2" (3.28m x 1.88m)

BEDROOM THREE

16' 10" x 9' 2" (5.13m x 2.79m)

OUTSIDE

The rear garden has been landscaped to a high stand and is now of low maintenance design. There is a large patio area at the foot of the property, lawned space and further raised seating area to the rear of the garden. A driveway to the side of the property provides access to two parking spaces and a detached double garage with lighting and electricity.



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements