

4 Bed Detached In Lodge Farm Close , Rugby, CV23 9GJ

£489,000





SHORT DESCRIPTION

Property Ref: 15779 4 Bed Detached with EV Charging & Garage With four bedrooms, kitchen-dining area with breakfast area, separate lounge, separate study and master en-suite. Features a private garden, underfloor heating, detached garage, EV charging and parking for several cars. Key Features include; Private drive into the new development of just 14 houses Large hallway Underfloor heating throughout the ground floor Integrated bluetooth speakers in kitchen Fitted wardrobes in all bedrooms- including larger than average main bedroom Unique Cathedral style hallway window Location - The property is situated within a quiet picturesque cul de sac of just of 14 exclusive 3, 4 and 5 -bedroom homes. Just 1.9 miles from Rugby train station. Excellent schooling options are nearby, including Long Lawford Primary School (0.4 miles), Henry Hinde Junior School (0.6 miles), Henry Hinde Infant School (0.9 miles), and Bilton School (1.1 miles). Property Type: Detached Full selling price: £489000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: B Measurement: 1259.38 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Allocated, Garage, Driveway, Private Heating Type: Gas Central Heating,Underfloor Heating Chain sale Possession of the property: Self-occupied -----

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	117 square metres

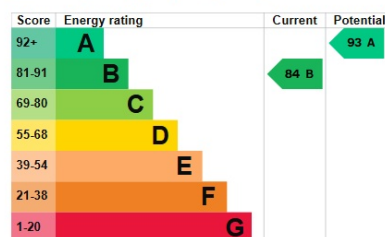
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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