Long Hassocks, Coton Meadows, Rugby

An immaculate four bedroom detached property which is conveniently located for the Midlands Motorway Network. The accommodation briefly comprises of lounge with conservatory, breakfast kitchen/formal dining room or family room, downstairs cloakroom, four well proportioned bedrooms, en suite to the master bedroom and family bathroom. Outside there is a detached garage with off road parking and a well laid out landscaped garden to the rear. Viewing is highly recommended to appreciate this superb property.

**Entrance Hall**
With radiator having radiator cover. Useful under stairs storage cupboard housing the alarm panel and with telephone and electric point. Stairs rising to first floor landing. Heating thermostat control. Door to cloakroom. Double doors leading through into lounge.

**Cloakroom**
With low flush wc and pedestal wash hand basin. Radiator with thermostat control. Vinyl tiled flooring. Obscure double glazed window to the rear aspect. Tiled to half height.

**Lounge 22’4” x 11’3” (6.81 x 3.45)**
Feature fireplace with inset electric fire. Double glazed window to the front aspect. Radiator with thermostat control. Further radiator with thermostat control. Two television points. Telephone point. French doors leading through into conservatory.

**Dining Room 10’2” x 8’7” (3.1 x 2.64 )**
Could be used as a formal dining room / family room or study. Double glazed window to the front aspect. Radiator with thermostat control.
Conservatory 13'1" x 11'5" (3.99 x 3.48)

Kitchen / Breakfast Room 13'5" x 12'7" (4.09 x 3.84)
Fitted with a comprehensive range of eye and base level units with contrasting roll top work surfaces and coordinating splashbacks. Integrated dishwasher. Integrated washer/dryer. One and a half bowl stainless steel sink and drainer with mixer tap over and cupboards and drawers beneath. Corner display cabinets. Space for American style fridge freezer. Radiator with radiator cover. Integrated cooker with five ring gas hob over and extractor hood with lighting over. Double glazed window to the rear aspect with views over open aspect. Double glazed door leading onto the rear garden. Telephone point. TV aerial point. Door leading through into Dining Room / Study.

First Floor Landing
With airing cupboard housing Power Max boiler. Doors leading off to bedrooms and bathroom.

Master Bedroom 11'3" x 9'10",124'8" (3.45 x 3.38)
Two built-in double wardrobes with hanging rail and shelving over. Television point. Telephone point. Double glazed window to the front aspect. Radiator with thermostat control. Door leading into en suite shower room.

En Suite

Bedroom Two 13'1" x 10'5" (3.99 x 3.20)
With built-in double wardrobes. Double glazed window to the front aspect and radiator with thermostat control.

Bedroom Three 11'3" x 8'11" (3.43 x 2.72)
Built-in wardrobes. Radiator with thermostat control. Loft hatch. Double glazed window to the rear aspect with open views.

Bedroom Four 9'1" x 8'9" (2.77 x 2.67)
Double glazed window to the rear aspect with open views. Radiator with thermostat control.

Family Bathroom
Comprising of panelled bath with Mira shower over, pedestal wash hand basin and low flush wc. Half height coordinating tiling. Obscure double glazed window to the rear aspect. Radiator with thermostat control.

Single Garage
Brick built garage with pitched roof, up-and-over door, light and power connected.

Garden
Landscaped rear garden with raised lawned area having established and well presented perennial and shrub borders. Two further decked areas - one with pergola over. Further gravelled seating area. The garden has the added benefit of having open views. External garden tap. Gated access to the side of the property. Further grassed area with hedging and open views over countryside.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.
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