



Francis Drive, Cawston
Offers Over £290,000

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ESTATE AGENTS

Francis Drive, Cawston, Rugby

Complete Estate Agents are delighted to welcome to the market a modern executive four bedroom detached property situated on the sought after development of Cawston. The property is located in heart of an excellent primary school and all transport and motorway links. The property comprises of entrance hall, downstairs wc, kitchen, utility room and spacious lounge/dining area with doors leading into the garden. Upstairs there are four good size bedrooms with spacious family bathroom. The master bedroom has fitted wardrobes and ensuite shower room. There are gardens to front and rear, driveway to the front and single garage. Viewing is essential to appreciate this delightful home. No Chain.

Entrance Hall

Composite front leading through to the entrance hall, stairs to first floor and doors to all ground floor accommodation.

Downstairs WC

Low level wc, wash hand basin, tiling to splash back areas, tiled flooring, radiator and side window.

Lounge 11'2" x 14'3" (3.42 x 4.35)

Double glazed window to rear aspect, radiator and feature multi-fuel burning stove.

Dining Area 8'10" x 8'1" (2.70 x 2.47)

Double glazed doors in to garden and radiator.



Kitchen 12'4" x 8'0" (3.78m x 2.45m)

Having a range of base, drawer and wall units with worktops over, one and half bowl sink with drainer, integral gas hob with overhead extractor unit and integral oven, tiling to splash back areas, plumbing and space for dishwasher, double glazed window to front and radiator.

Utility Room

Base and wall units with worktops over, sink with drainer, space and plumbing for washing machine and tumble dryer, wall mounted boiler and side door leading into garden.

Landing

Loft hatch and doors to all top floor rooms.

Master Bedroom 11'1" x 11'1" (3.39m x 3.38)

Fitted wardrobes, double glazed window to front, radiator and door to ensuite shower room.

Ensuite Shower Room

Low level wc, shower cubicle with electric shower unit, tiling to splash back areas, wash hand basin, radiator and double glazed window to side.

Bedroom Two 13'1" x 7'10" (4.00m x 2.41)

Double glazed window to front and radiator

Bedroom Three 10'6" x 7'10" (3.22m x 2.41)

Double glazed window to rear and radiator.

Bedroom Four 8'7" x 7'3" (2.63m x 2.22)

Double glazed window to rear and radiator.

Family Bathroom

Low level wc, wash hand basin, panelled bath with overhead electric shower unit, tiling to splash back areas, double glazed window, radiator and airing cupboard.

Rear Garden

Laid mainly to lawn with patio area, fencing to all sides, shed, established shrubs and borders and side access to front.

Front Garden

Laid to lawn with privet hedge and driveway.

Single Garage 16'0" x 7'8" (4.88m x 2.36m)

Up and over door, power and lighting.

Driveway

Tarmac driveway to front and access to garage.



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.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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