



## AIKMAN GREEN, GRANDBOROUGH

Country Homes- Cottages- Barn Conversions- Period Properties- Unique Properties- Equestrian- Land Valuation- Farms

the **platinumcollection**

HOUSES OF DISTINCTION...





Complete Estate Agents in Rugby are delighted to welcome to their Platinum Collection an immaculately presented Extended Executive Four Bedroom Detached Home situated on a generous plot and located in one of the most sought after villages in Warwickshire in Grandborough. The Property was built by Saxon Homes in 1999 and is the Chedworth design and is located in a quiet cul-de-sac location and looks out over the village green. There are a huge amount of extras that the property offers including an extended modern kitchen/dining area with Planning approval for two stories and plans are available, built in sound and speaker system with mood lighting, A rated "K" Glass double glazing throughout and oak engineered hardwood flooring throughout except the Lounge which is carpeted. The Property comprises of Entrance Hall, Refitted Downstairs WC, Spacious Lounge, Modern extended Kitchen/Dining Area, Utility Room and Study/Home Office overlooking the village green. Upstairs there are Four excellent size bedrooms. Master Bedroom has fitted wardrobes and a recently refitted Ensuite shower room with walk in rain shower and there is a modern family bathroom. Landscaped rear garden with decked area, block paved driveway to front for parking up to 4 cars and double garage. Viewing is essential to appreciate this delightful home. To view the virtual 3D tour <https://my.matterport.com/show/?m=adx9GTdXwZM>. [my.matterport.com/show/?m=adx9GTdXwZM](https://my.matterport.com/show/?m=adx9GTdXwZM)

#### Entrance Hall

Oak engineered hardwood flooring throughout, central staircase leading to top floor accommodation, there is an 8 channel HD CCTV system including 6 cameras connected at present and the property also benefits from a PIR based Alarm system.

#### Modern Downstairs WC

Recently refitted the downstairs wc offers low level wc with vanity wash hand basin, tiling to splash back areas, heated towel rail, oak engineered hardwood flooring, LED down lighting and double glazed (A rated "K" glass) window to side aspect.

#### Extended Modern Kitchen/Dining Area

The extension to the dining room was carried out circa 2009/2010 to create a large open plan Kitchen/Dining Area. The kitchen was redesigned and refitted throughout with integral appliances and breakfast bar. The kitchen comprises of soft close base, drawer and wall units with hardwood work surfaces throughout, one and half bowl sink with drainer, integral gas hob with overhead extractor unit, eye level double oven with built in microwave/grill, integral full height fridge/freezer, larder unit, newly fitted integral dishwasher (approx 6 months old), tiling to splash back areas, oak engineered hardwood flooring throughout, double glazed window (A rated "K" glass) to rear, double glazed (A rated "K" glass) french doors in dining area leading into garden, built in colour mood lighting over cabinets, built in sound and speaker system. A Rated Honeywell Evohome computer controlled heating system. Works with the boiler to deliver optimum heating throughout. Every room has it own thermostat, setting and schedule of heating. Accessed and managed via a touch control panel and or a mobile app.

#### Utility Room

2.67m x 1.63m (8'9" x 5'4")

Base, drawer and wall units with worktops over, oak engineered hardwood flooring, one and a half bowl sink with drainer, plumbing for washing machine, space for tumble dryer or fridge, tiling to splash back areas and side door to side access and evohome controlled radiator.

#### Lounge

6.10 x 3.48 (20'0" x 11'5")

Double glazed (A rated "K" glass) window to side and rear, carpeted throughout, two evohome controlled radiators and gas flame effect fire with feature surround.

#### Study

3.37 x 2.74 (11'0" x 8'11")

Double glazed box bay window to front, oak engineered hardwood flooring, views to front across the village green and evohome controlled radiator.

Broadband - Grandborough now has BT Fibre to the premises (Up to 500Mb) available although the house is currently on the community network. (20-30Mb).

#### Landing

Airing cupboard, loft hatch and gallery landing.

#### Master Bedroom

3.86 x 3.09 (12'7" x 10'1")

Fitted double wardrobes, radiator and double glazed window to rear (A rated "K" Glass ) and evohome controlled radiator.

#### Ensuite Shower Room

Recently been refitted with a low level wc, vanity wash hand basin, heated towel rail, tiled throughout, double shower cubicle with walk in rain shower, double glazed window (A rated "K" Glass)

#### Bedroom Two

3.50 x 3.43 (11'5" x 11'3")

Double glazed box bay window to front (A rated "K" Glass) and evohome controlled radiator.

#### Bedroom Three

3.00 x 2.92 (9'10" x 9'6")

Double glazed window to rear ( A rated "K" Glass ) and evohome controlled radiator.

#### Bedroom Four

2.72 x 2.05 (8'11" x 6'8")

Double glazed window to the rear (A rated "K" Glass), evohome controlled radiator.



#### Family Bathroom

Having panelled bath with overhead shower and screen, low level wc, wash hand basin, tiling to splash back areas, evohome controlled radiator and double glazed window (A rated "K" Glass)

#### Rear Garden

Garden landscaped with block edging, paved area and newly refurbished decking area (2020) with Power outlets. Side gate and path created. Custom built slim shed for garden tools etc.

#### Front Garden

#### Driveway

Block paved drive with extended parking for up to 4 cars and views across the village green.

#### Double Garage currently used partly as a workshop.

Garage is currently converted to workshop with storage, power and lighting throughout and still space for one car. The garage is easily to convert back to double garage if required. The garage also houses a high rated output Viessmann combination boiler.

#### About Rugby

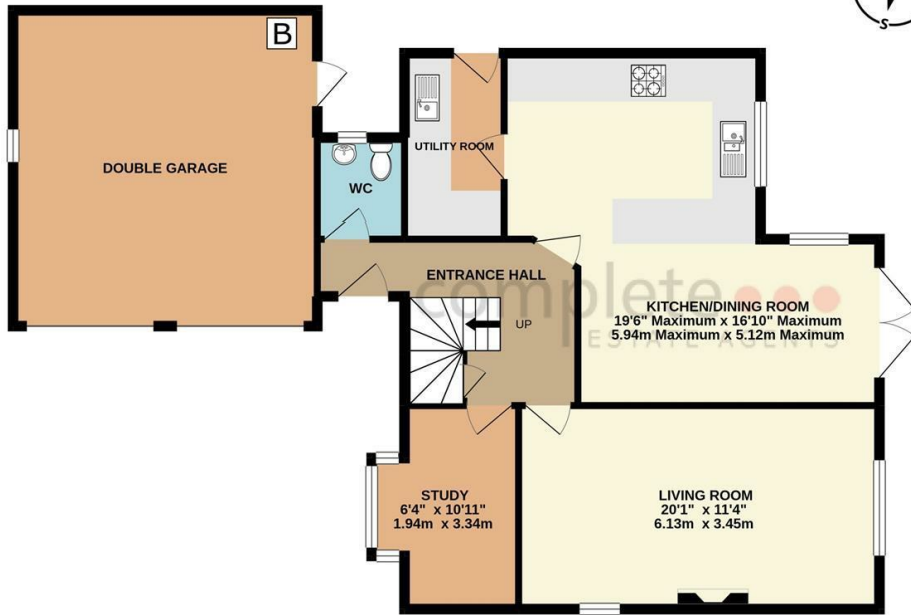
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census<sup>[1]</sup>) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on 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

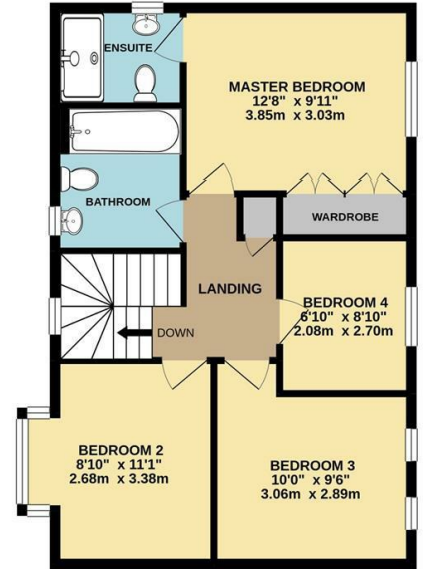
Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Need to Sell Your Home?**

The **Platinum Collection** is a premium marketing package from Complete for the distinguished homes with stunning brochures, staff with over 50 years experience in upper market property, great Internet coverage and fully accompanied viewing's.

**Give your home every chance of selling**

The **Platinum Collection** range from Complete Estate Agents aims to bring you the finest selection of homes from Warwickshire, Northamptonshire and Leicestershire. Each of the **Platinum Collection** properties has been listed by a senior member of staff who will be able to furnish you with any particular aspect of the property and the surroundings. The head office is based at Rugby with Haydn Yemm & Brian Williams leading the Collection team. If you wish to be placed on the register for collection properties, then you will be contacted at the earliest opportunity by telephone or email to advise of new properties coming to the market. The aim of the collection is therefore to provide a very specialised and personal service from dedicated and knowledgeable members of staff.

**Contact us to arrange a free market appraisal on  
01788 550 800**



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Viewing - Arrangements can be made by Complete Estate Agents on: 01788 550 800

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(B2 plus) <b>A</b>	
(81-91) <b>B</b>		(B1-B1) <b>B</b>	
(69-80) <b>C</b>		(B2-B2) <b>C</b>	
(55-68) <b>D</b>		(B3-B3) <b>D</b>	
(39-54) <b>E</b>		(B4-B4) <b>E</b>	
(21-38) <b>F</b>		(B5-B5) <b>F</b>	
(1-20) <b>G</b>		(B6-B6) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>70</b>	<b>78</b>	<b>65</b>	<b>72</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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