



Monarch Close, Off Brownsover Lane

complete 
ESTATE AGENTS

Monarch Close, Off Brownsover Lane, Rugby

An immaculately presented 5 bedroom family home built in 2006 set in an exclusive development close to the renowned Brownsover Hall Hotel. This very well presented detached house is situated on a good size plot. Briefly comprising a south facing garden, five bedrooms, two en-suites, a master bathroom with a whirlpool bath, a downstairs shower room, a dining room, lounge, a fitted kitchen/breakfast room with appliances, utility room and double detached garage. Driveway with ample parking.

Porch

Wood framed double glazed front door leading onto a further wood framed double glazed door.

Hallway

Open plan hallway.

Lounge 20'2" x 15'5" (6.17 x 4.7)

Spacious lounge with double glazed patio doors to the side and rear elevation, gas central heating radiator, brick fireplace with inset gas flamed fire, television point, satellite point and a telephone point.

Breakfast Kitchen 17'1" x 17'10" (5.21 x 5.44)

Fitted with a range of contemporary wall and base mounted units with complementary work surfaces over, tiling to splash back areas, stainless steel one and a half bowl sink with drainer, six ring gas hob with electric oven and a stainless steel cooker-hood over, integrated dishwasher, microwave and fridge/freezer, gas central heating boiler, gas central heating radiator, television point, black slate effect tiled flooring, french double glazed door to the rear elevation and single double glazed door to the rear elevation.



Utility Room 13'1" x 4'11" (4.01 x 1.5)

Black mottled work surfaces having plumbing for washing machine underneath, tiling to splash back areas, stainless steel one and a half bowl sink with drainer, multi media hub, ceramic tiled flooring and a gas central heating radiator.

Dining Room 12'5" x 12'2" (3.81 x 3.71)

Double glazed windows to and a gas central heating radiator.

Bedroom 2/Study 13'1" x 11'6" (4.01 x 3.51)

Laminate flooring, double glazed window, gas central heating radiator.

Shower Room 9'6" x 4'7" (2.9 x 1.4)

Double glazed window, low level W/C, wash hand basin, extractor fan, gas central heating radiator, fully tiled, ceramic tiled flooring, double shower cubicle with high pressure water system.

Bedroom 1 11'6" x 17'10" (3.51 x 5.44)

Double glazed window,, gas central heating radiator, built in drawers, dressing area two double wardrobes with single doors and loft hatch to roof space

En-Suite Bathroom 7'10" x 10'5" (2.41 x 3.2)

Double glazed window, low level W/C, two wash hand basins, extractor fan, shaver point, gas central heating radiator, fully tiled, ceramic tiled flooring, double shower cubicle with high pressure water system.

Bedroom 3 10'5" x 12'11" (3.2 x 3.96)

Double glazed window, three single built in wardrobes and a gas central heating radiator

En-Suite Bathroom 7'3" x 4'5" (2.21 x 1.35)

Low level W/C, wash hand basins, extractor fan, shaver point, gas central heating radiator, fully tiled, ceramic tiled flooring, double shower cubicle with high pressure water system.

Bedroom 4 10'7" x 15'5" (3.25 x 4.7)

Double glazed window, two single built in wardrobes and a gas central heating radiator

Bedroom 5 9'3" x 15'5" (2.84 x 4.7)

Double glazed window, two single built in wardrobes and a gas central heating radiator

Master Bathroom 7'3" x 10'0" (2.21 x 3.05)

Whirlpool bath with mixer tap and shower over, double glazed opaque window, wash hand basin, low level W/C, shaver point, fully tiled and extractor fan.

Rear Garden

Landscaped south facing garden with a patio area, laid to lawn with small trees and bushes. Embankment with sleepers for planting. Enclosed with timber fencing, access to frontage via both sides of the property via pedestrian gates.

Front Garden

Landscaped to the front- extra garden space to the rear of the garage.

Garage & Parking

Tarmac driveway parking with access to double detached garage. With up-and-over twin electric doors, power & lighting.

**Solar Panels**

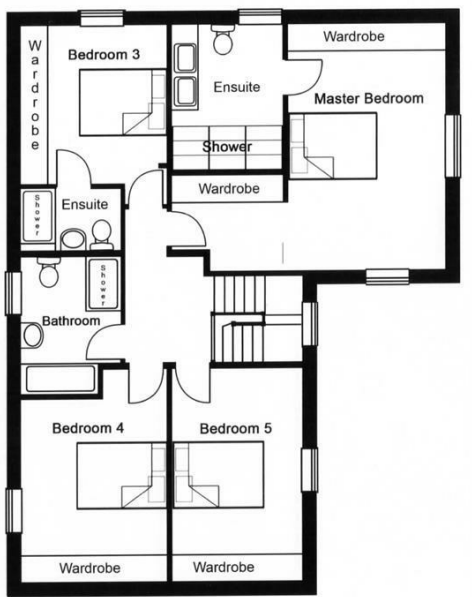
The property also has the benefit of a micro-generation installation comprising poly-cellular solar panels mounted on the south-facing garage roof to the rear of the property, generating 2.85kilowatt-hours. The income is tax-free, and also provides free electricity for most purposes during daylight hours. The income stream comes from the Feed-in Tariff provider (currently British Gas), and is guaranteed until 2036. This installation is for sale by separate treaty, or by negotiation. In either case, the electricity generated is available for the buyer to use for free.

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

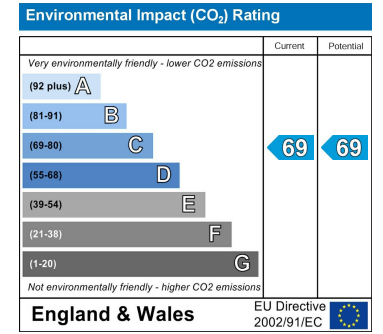
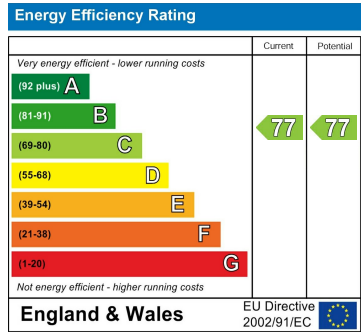


Ground floor

Living Room	6.20 x 4.70	20' 3" x 15' 5"
Kitchen/Breakfast	5.20* x 5.45	17' 1" x 17' 10"
Utility	4.00* x 1.50	13' 2" x 4' 11"
Dining Room	3.80 x 3.70	12' 6" x 12' 2"
Bedroom	24.00 x 3.50	13' 2" x 11' 6"
Shower Room	2.90 x 1.40	9' 6" x 4' 7"

First floor

Master Bedroom	3.50 x 5.45	11' 6" x 17' 10"
Ensuite	2.40 x 3.20	7' 11" x 10' 6"
Dressing Room	2.55 x 2.15*	8' 4" x 7' 1"
Bedroom 3	3.20 x 3.95	10' 6" x 13' 0"
Ensuite	2.20 x 1.35	7' 3" x 4' 5"
Bedroom 4	3.25 x 4.70*	10' 8" x 15' 5"
Bedroom 5	2.85 x 4.70	9' 4" x 15' 5"
Bathroom	2.20 x 3.05*	7' 3" x 10' 0"



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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