



**Magdalen Road, Willoughby, Warwickshire**  
**Guide Price £350,000**





# Magdalen Road, Willoughby, Warwickshire

Crowhurst Gale are pleased to present this spacious, detached property which offers a great deal of versatility and untapped potential. The property is located in a quiet cul-de-sac location in the attractive village of Willoughby between Rugby and Daventry. This property offers five bedrooms over two floors and provides flexible living spaces that can be easily adapted to suit varying needs. The property briefly comprises; Porch, Entrance Hall, Lounge, Kitchen/Diner, Five Bedrooms and Three Washrooms. Outside there are gardens to three sides and off road parking to the front.

## Location

Willoughby is an attractive Warwickshire village with an active community who make good use of the village hall & cricket pitch. The village is surrounded by beautiful countryside perfect for those who enjoy walking or cycling. Day-to-day shopping can be found in the larger nearby villages of Braunston or Dunchurch, both of which have junior schooling. There is a far wider range of shopping available in Daventry (6 miles) having a Waitrose or Rugby (5 miles) which has Elliotts Field Retail Park. Rugby train station conveys London commuters into Euston in less than an hour and there is easy access to excellent road networks such as A45, A5, A361 as well as the M1, M40, M6 and the M69. There is also an impressive range of state and public schooling available in Rugby and the surrounding area including Crescent School, Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Bloxham School, King Henrys in Coventry and the world-renowned Rugby School.

## Frontage

Off road parking. lawned area with access to the side and rear of the property.





### **Porch**

Enter via double glazed door. Door to:

### **Entrance Hall**

Stairs to first floor. Understairs storage cupboard. Doors to:

### **Bedroom Three 11'11" x 11'3" (3.65 x 3.43)**

Bow window to front aspect. Fitted wardrobes

### **Bedroom Four 9'4" x 10'3" (2.87 x 3.13)**

Windows to front and side aspects. Fitted wardrobes.

### **Shower Room (off bedroom 4) 6'0" x 4'6" (1.85 x 1.38)**

Shower enclosure, WC and washbasin.

### **Bathroom 9'5" x 6'10" (2.88 x 2.10)**

Panelled bath. WC and washbasin. Window to side aspect.

### **Bedroom Five 9'3" x 9'11" (2.83 x 3.03)**

Window to side aspect. Fitted wardrobes.

### **Lounge 16'9" x 13'11" (5.13 x 4.25 )**

Sliding patio doors to side aspect (south/easterly aspect). Window to rear aspect. Door to:

### **Kitchen/Diner 15'10" x 10'10" (4.84 x 3.32)**

Fitted kitchen with base and wall units. Pantry. Space for dining table. Window to rear aspect. Door to rear porch and further door to outside.

### **First Floor Landing**

Door to:

### **Bedroom One 12'8" x 15'4" slopped ceilings (3.87 x 4.69 slopped ceilings)**

Window to rear aspect.

### **Bedroom One 14'11" 15'3" sloped ceilings (4.57 x 4.67 sloped ceilings)**

Window to front aspect.

### **Shower Room 7'10" x 7'1" (2.40 x 2.17)**

Shower enclosure. WC and washbasin. Window to side aspect.

### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



### **Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Local Authority**

Rugby Borough Council



### **Tenure**

Freehold

### **Tax Band**

Tax Band: C

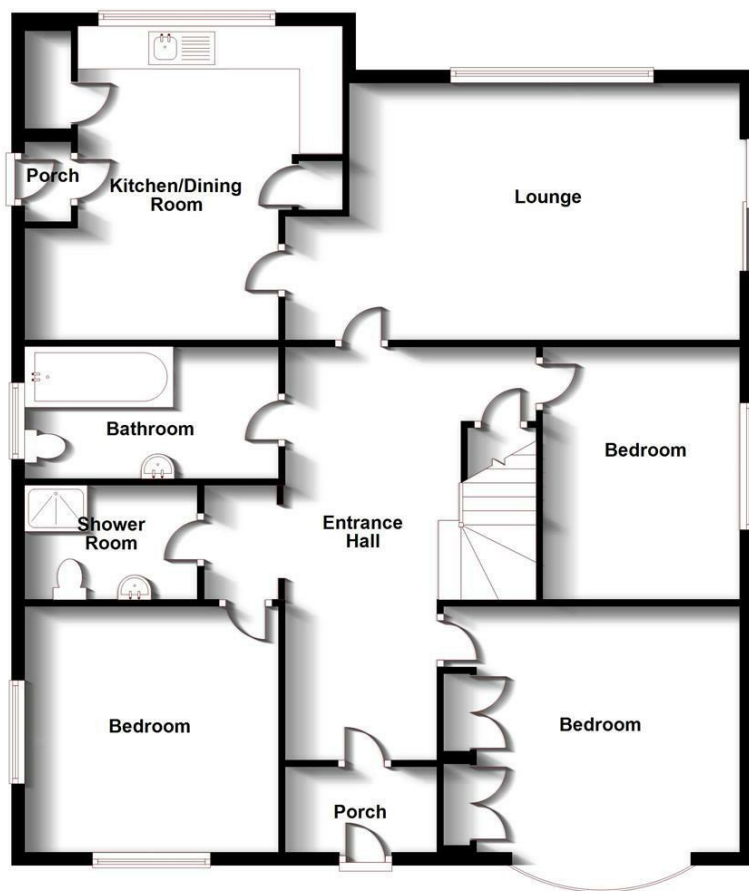
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266

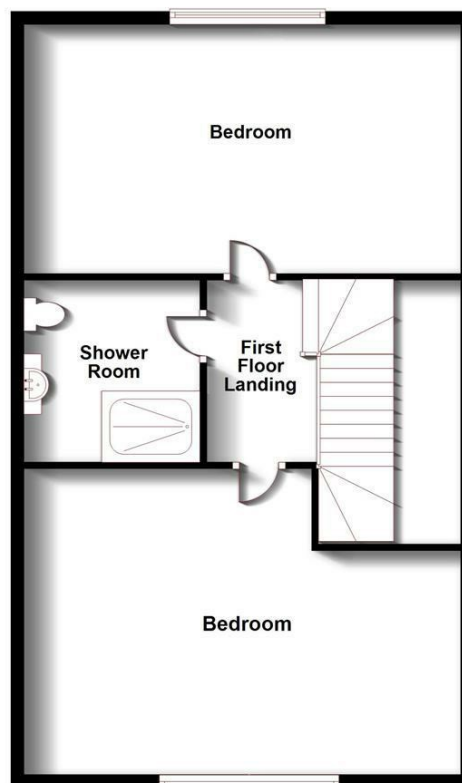




Ground Floor



First Floor



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	73

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

