

**102 Newton Road
Newton
RUGBY
CV23 0DR
£440,000**



- **LARGE TWO BEDROOM DETACHED BUNGALOW**
- **STUNNING CONSERVATORY**
- **TWO SEPARATE CLOAKROOMS**
- **DOUBLE DETACHED GARAGE**
- **COUNTRYSIDE VIEWS**

- **SPACIOUS LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **FITTED BATHROOM**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

St.Valery is a Charming Two-Bedroom Bungalow in the Heart of Newton.

Located in the ever-popular village of Newton, this spacious two-bedroom bungalow offers a wonderful blend of comfort, practicality, and countryside charm.

Step inside to a generous hallway with a dedicated office area, leading to a refitted kitchen and a bright, open-plan lounge/diner — perfect for everyday living and entertaining. A conservatory with underfloor heating provides a cosy retreat year-round, while the utility area adds convenience. The property features two large double bedrooms with fitted bedroom furniture, two separate W.C.s, and a refitted bathroom. Ample storage is available throughout, including a partially boarded loft.

Additional highlights include gas central heating, Gas/solar-powered domestic water heating, UPVC double glazing, off-road parking for two vehicles, and a double garage with electric doors. Outside, the front and rear gardens are well-maintained, with the rear enjoying open views across the surrounding fields — ideal for relaxing or pottering in the sunshine.

Newton sits on the north side of Rugby, offering excellent access to major road networks including the M1, M6, A14, and A5. It's just a short drive to local retail parks, Rugby town centre, and Rugby Railway Station, which provides direct mainline services to London Euston and Birmingham — making this an ideal location for commuters and countryside lovers alike.

Accommodation Comprises

Entry via upvc obscure double glazed entrance door into:

Entrance Porch

Glazed timber door with side window into:

Entrance Hallway

Radiator. Office area. Wall mounted alarm panel in cupboard. Doors off to kitchen, lounge/dining room, bedrooms, bathroom, and w.c. Two storage cupboards. Access to loft space.

Kitchen

13'9" x 10'0" (4.21m x 3.05m)

Refitted with a range of modern cream base and wall mounted units with work surface space incorporating a one and a half bowl sink and drainer unit. Tiled splash backs. Space for a freestanding cooker with extractor over. Breakfast bar with storage. Built in fridge. Wall mounted stainless steel hand rail. Vinyl floor covering.

Lounge / Dining Room

22'4" x 20'8" (6.81m x 6.30m)

Window overlooking rear garden and countryside beyond. Window to conservatory. Further windows to front and side aspects. Feature fireplace with timber surround, gas fire, and granite effect hearth. Four radiators. Doors off to conservatory and sliding door to kitchen.

Conservatory

18'0" x 8'10" (5.51m x 2.71m)

Underfloor heating. Upvc french doors opening to rear garden. Upvc windows to side aspects with blinds and oak window sills. Tiled flooring. Thermostat for underfloor heating. Spotlights. Radiator.

Bedroom One

14'2" x 10'9" (4.33m x 3.30m)

Window to front. Two large built in wardrobes with rosewood handles. Radiator.

W.C.

Low level w.c. Wall mounted wash hand basin, Half height tiling. Chrome heated towel rail. Vinyl floor covering. Extractor fan. Window to side aspect.

Bedroom Two

14'1" x 10'9" (4.30m x 3.30m)

Window to rear. Window to side. Built in 'Hammonds' double wardrobe, dressing table, chest of drawers and side drawers. Coving to ceiling.

Bathroom

Refitted with a suite to comprise; bath, wall mounted wash hand basin with storage under, and a corner shower cubicle with mixer shower. Fully tiled walls. Wall mounted handrail. Vinyl flooring. Electric heater. Obscure window to rear elevation.

Lobby

Doors off to utility room and w.c.

Separate W.C

Low levell w.c. Wall mounted handrail. Tiled flooring. Half height tiling to walls. Obscure window to side elevation.

Utility Area

With upvc double glazed window to side aspect. Upvc double glazed doors to front and rear. Space and plumbing for washing machine and tumble dryer. Space for an American style fridge/freezer. Vinyl flooring.

Front Garden

Mainly laid to lawn. Rockeries. Mature flowers and shrubs. Steps up to front entrance door. Rasied wall area with access to the rear garden. Block paved area provides off road parking for two to three cars.

Garage

20'0" x 19'8" (6.12m x 6.01m)

With two up and over style elecrically operated doors.

Rear Garden

Black cast iron gate. Hardstanding area ideal for al-fresco dining. Steps up to main lawn area. Enclosed by brick walls, timber and hedgerows. Shed. Range of mature shrubs, trees and flowers. Patio area wraps around the bungalow. Outside tap. Countryside views.

Agents Note

Council Tax Band: E

Energy Efficiency Rating: D







GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.