

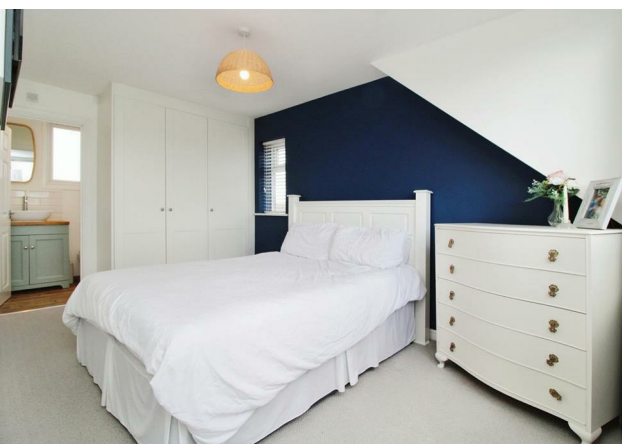
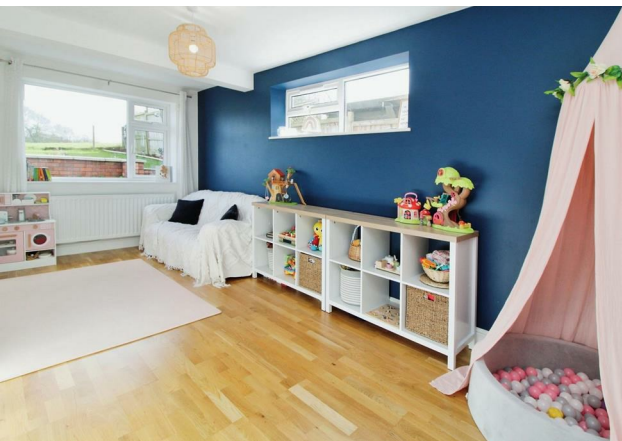


FOSSE WAY, PRINCETHORPE

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SALES & LETTINGS



"We have put our heart & soul into this home, we have created a wonderful family space that can be enjoyed for many years to come"



Welcome to this immaculate 3-bedroom detached family home, perfect for those seeking a peaceful retreat in a countryside village. Situated in a tranquil location you are surrounded by fields but you are within 8 miles of Leamington Spa, Rugby and Coventry with great transport links further afield. As you step inside, you are greeted by two inviting reception rooms. The first reception room boasts large windows, a charming log burner, and elegant wood floors, creating a cosy space for gatherings. Moving through to the open-plan kitchen, you'll find modern appliances, wooden work surfaces, and plenty of natural light from the bi-folding doors. The kitchen also features a dining space and a family sitting area, perfect for socialising or enjoying family meals. The property features three double bedrooms, each offering their own unique charm. Bedroom one benefits from an en-suite bathroom. The family bathroom has been recently refurbished and includes a heated towel rail vanity unit and a shower over the bath. With its peaceful surroundings, two reception rooms, and modern kitchen, this home offers a delightful living space for those looking for a comfortable and welcoming abode.

Entrance hall

1.78 x 2.26 + 2.54 max x 5.66 (5'10" x 7'4" + 8'3" max x 18'6")

A bright entrance with a hand made wooden bench and storage for shoes and coats, leading into the main hallway with wooden floors and wooden wall paneling.

Living room

4.14 x 4.85 (13'6" x 15'10")

A large family space with a large window allowing lots of natural light to flood into the room in the summer months. There is a log burner to create a cosy warm space in the winter months.

Utility / W.C

2.64 x 2.72 (8'7" x 8'11")

A very useful room with more storage cupboards, wooden work surface, sink and space for a washing machine and tumble dryer. You have access into the garage and the ground floor toilet is off the utility.

Play room

3.45 max x 5.41 (11'3" max x 17'8")

This is a very versatile room currently used as a children's play room but could easily become a home office, gym, cinema or games room too. You have beautiful views over the fields to the back of the house from here. The measurement of 3.45 m is to the door the majority of the room is 2.51 m

Kitchen, Family, Dining room

3.28 x 4.42 + 2.00 x 5.61 (10'9" x 14'6" + 6'6" x 18'4")

To the rear of the property, This superb open plan space created by the current owners offers a spacious kitchen area with wooden work surfaces plenty of storage cupboards, drinks fridge and a double Belfast style ceramic sink. The tiled floor leads to the dining area easily housing an 8 seat table but has space for bigger. There are Bi-folding doors opening onto the new patio and there is also a seating area to relax.

*Rangemaster may not be included

Bedroom one

2.64 x 4.62 (8'7" x 15'1")

A double bedroom with built in wardrobes and views across the fields to the rear of the property.

En-suite

2.64 x 1.24 (8'7" x 4'0")

A newly fitted suite with a double walk in shower cubicle finished with tiled walls.

Bedroom two

4.14 x 3.02 (13'6" x 9'10")

A double bedroom to the front of the property with space for wardrobes.



Bedroom three

4.14 x 2.81 (13'6" x 9'2")

Another double bedroom to the rear of the property with space for wardrobes and storage.

Bathroom

1.90 x 2.00 (6'2" x 6'6")

A newly fitted bathroom with an electric shower over the bath finished with tiled walls

Garage

4.68 x 2.74 (15'4" x 8'11")

A large single garage currently used as a storage space.

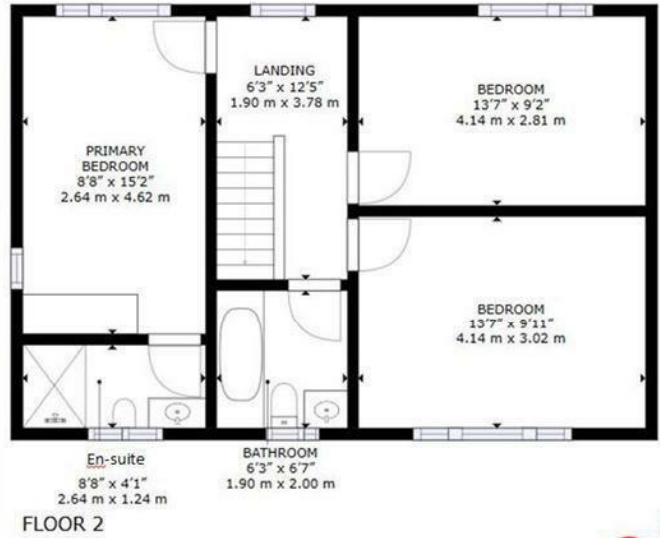
To the front of the property

There is a private access road for the three properties each having access across it you then turn into your block paved driveway easily taking four cars you've also got a grass and seating area with access down both sides of the property.

Garden

A large patio area with space for seating, dining and even a hot tub with a retaining wall for the raised grass with far reaching views over the farmers fields to the rear.





GROSS INTERNAL AREA
FLOOR 1: 979 sq. ft. 90 m², FLOOR 2: 561 sq. ft. 52 m²
TOTAL: 1,540 sq. ft. 143 m²
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR





- Beautifully renovated
- Village location
- Kitchen Family dining room
- Single garage
- Extended
- Easy access to Leamington Spa, Rugby, Coventry and further afield
- Large block paved driveway
- Stunning views



FOSSE WAY, RUGBY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		83
B (81-91)		
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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