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Lutterworth Road, Pailton
Offers Over £225,000

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ESTATE AGENTS

Lutterworth Road, Pailton, Rugby

Nestled in the charming village of Pailton, Rugby, this delightful mid-terrace house on Lutterworth Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in today's busy world. This added convenience allows for easy access and peace of mind, knowing that your vehicles are securely parked.

Situated in a tranquil area, this home offers a wonderful opportunity to enjoy the serene village life while still being within reach of Rugby's amenities. Local shops, schools, and parks are just a short distance away, making it an ideal location for families and professionals alike.

In summary, this mid-terrace house on Lutterworth Road is a fantastic opportunity for anyone looking to settle in a friendly community. With its two bedrooms, a family bathroom, downstairs w/c, and ample parking, it presents a perfect canvas for creating lasting memories. Do not miss the chance to make this charming property your new home.

Entrance Hallway

Hardwood front entrance door, central heating & laminate flooring.

Kitchen

Double glazed window, range of matching wall and base units with single drainer stainless steel sink unit, built-in electric oven and electric hob with extractor, integrated fridge/freezer, boiler, tiled splashbacks and tiled floor.

W/C

Wall mounted wash hand basin with splashback tiles, low flush w/c, radiator and laminate flooring.

Lounge

Double glazed window and double doors to conservatory, two radiators, feature fireplace, stairs rising to first floor and laminate flooring.



Conservatory

Double glazed window and double doors to garden and laminate flooring.

Stairs/Landing

Loft hatch, carpeted and storage cupboard with radiator and shelving.

Bedroom 1

Double glazed window, radiator, two double built-in wardrobes and carpeted.

Bedroom 2

Double glazed window, radiator, single built-in wardrobe and carpeted.

Bathroom

Double glazed window, panelled bath with thermostatically controlled shower over, wall mounted wash hand basin, radiator and tiled floor.

Garden

Paved and slabbed with garden shed and steps leading to communal parking area.

Parking

2 Parking Spaces to the rear of the property

About Pailton

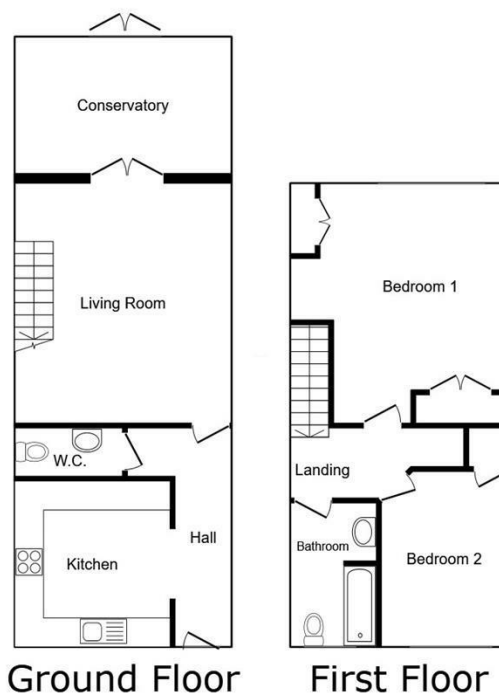
Pailton is located about seven miles north-west of Rugby and is part of the borough of Rugby; about five miles east of the village is the town of Lutterworth. Pailton lies at a crossroads of three roads, one towards Rugby to the south, one towards Lutterworth to the east, and Nuneaton and Coventry towards the west and has a single pub, namely the White Lion. Rugby is an ideal town for commuting to London Euston with an excellent Virgin fast train service providing access to London in 50 minutes. There is also immediate access to the road networks making commuting as painless as it can be. Private education is available at Rugby School, Bilton Grange as well as in Leamington and Warwick. Rugby also has Junior and senior schools including the two Grammar schools Lawrence Sheriff and Rugby High School.

Rugby Borough Council

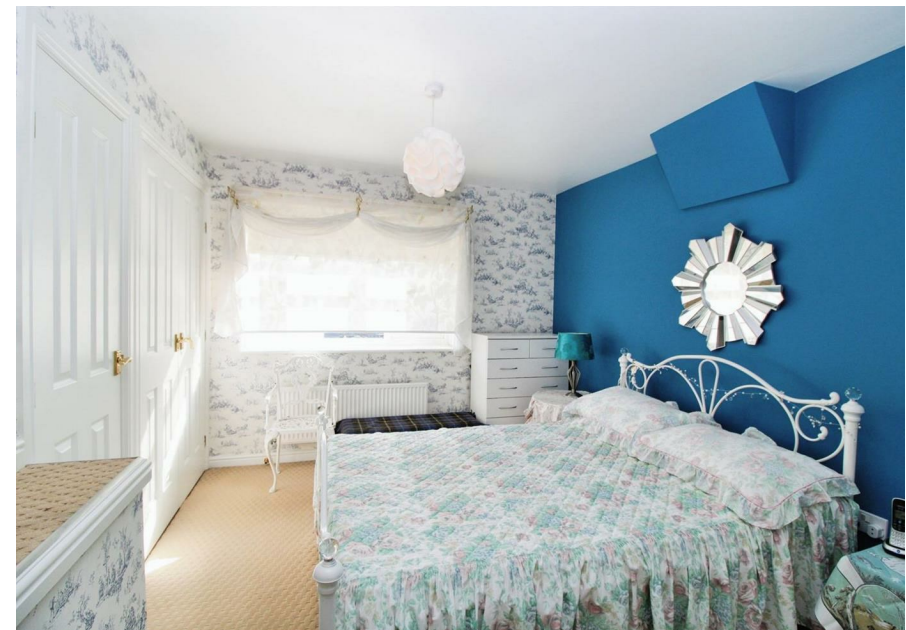
Rugby Borough Council,
Town Hall,



Evreux Way,
Rugby
CV21 2RR



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	

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

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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