



17 Laing Close, Rugby, Warwickshire, CV21 1FL

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV21 1FL

Guide Price: £455,000

This delightful detached property is well presented throughout and boasts four bedrooms, of which three are doubles and one with an en-suite. The open plan kitchen/dining room is a highlight, providing ample space for entertaining guests. Step outside into the beautifully designed low maintenance rear garden, complete with a fabulous Victorian style veranda. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. Parking will never be an issue with off-road parking available for two vehicles. Additionally, the property includes a brick-built art studio, formerly a garage, which offers endless possibilities for creative pursuits or alternative uses. Full planning permission has been granted to further extend the kitchen/dining room, which would then adjoin and provide direct access to the studio.

Features

- Four bedrooms, three of which are doubles
- Family bathroom and an en-suite
- Separate sitting room and study
- Open plan kitchen/dining room
- Utility room and downstairs cloakroom
- Delightful, low maintenance rear garden
- Brick built studio which has multiples uses
- Off-road vehicular parking for two cars
- Planning permission to extend



Location

Laing Close is a popular residential area of Rugby and is ideally located within walking distance of the town centre and Rugby railway station, ideal for the commuter. The property is also in walking distance to local amenities found on Technology Drive, along with Elliott's Field and Junction One retail parks. The Oxford Canal and the Swift Valley Nature Reserve can be found close by and provide lovely waterside walks and picnic sites. Nearby schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as St Andrews Benn C of E School, Northlands Primary School and Brownsover Community Infants School. Clifton upon Dunsmore C of E Primary School, which has an outstanding Ofsted rating, is approximately one mile away and is also within catchment. Further state funded and independent schooling can be found at nearby Rugby town or a short bus journey away, which includes Lawrence Sheriff School for boys and Rugby High School for girls, academies, and Warwickshire College, as well as a number of independent schools. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



Ground Floor

From under a covered storm canopy, the property opens into the entrance hall, with wood effect tiled flooring, stairs, with useful storage cupboard beneath, rising to the first floor and doors leading to the ground floor accommodation, including the downstairs cloakroom fitted with a wash hand basin and WC. The sitting room has a box bay window to the front aspect, flooding the room with natural light. Also located to the front elevation is a home office/study which has multiple uses and could alternatively be used as TV room, snug or playroom. To the rear, is the delightful open plan kitchen/diner which runs the whole width across the property, with a continuation of the wood effect tiled flooring to the dining area and dark grey floor tiles to the kitchen space. The dining area has a bespoke built wooden kitchen unit with larder cupboards and drawers and there is ample space for a large dining table and chairs, with French doors providing access to the rear garden. The kitchen has been fitted with white high gloss base and eye level units incorporating numerous cupboards and drawers and a seated breakfast bar, with complementary work surface over. Fitted appliances include a Neff single electric oven and a five ring gas hob with extractor hood above, with integrated appliances to include a fridge/freezer and a dishwasher. Off the kitchen is the utility room which has a further range of kitchen high gloss units with space and plumbing for white goods. The Kitchen/dining room has been granted full planning permission to further extend and adjoin the studio, which would then provide direct access from the house. Full planning details are available on Rugby Borough Council's planning portal. Planning ref: R22/0660.





First Floor

The first floor landing has doors leading to the four bedrooms, useful airing cupboard and the family bathroom. The master bedroom, located to the front of the property, is light and spacious, benefitting from a walk-in dressing room/wardrobe and its own en-suite shower room, comprising of a pedestal wash hand basin, WC, shower enclosure and a chrome heated towel rail. There are two further double bedrooms, with bedroom two benefitting from built-in wardrobes, whilst bedroom three has large wardrobes with glass sliding doors (which will be left by the current owners). Bedrooms three and four are located to the rear with views overlooking the rear garden. The family bathroom has wood effect flooring and part tiled walls, fitted with a white suite comprising of a panelled bath, pedestal wash hand basin, WC and separate shower enclosure which has metro style tiling to the walls.

Outside

To the front, the property is enclosed by a wrought iron fence with gate and a paved pathway leading to the front door. To the side, a tarmac driveway provides off-road vehicular parking for two vehicles, with a wooden gate providing pedestrian access to the rear. The delightful rear garden has been cleverly designed to be of low maintenance. A large block paved patio area with a fabulous Victorian style, glass roof covered veranda provides an ideal space for outside dining and entertaining. The garden is laid with artificial grass, edged with inset wooden sleepers and decorative pebble stones. The lawn is centrally located with a continuation of the block paving to one side, and a paved pathway to the other, both leading to the rear of the garden where there is a glass greenhouse, a wooden shed and attractive bamboo plants which act as screening, giving the garden a distinct private feel. There is an array of mature planting and established trees within the garden to include a stunning Silver Birch Tree, Acer, Victoria Plum Tree, Laurel, Greengage, Witch Hazel and Peonies. The former brick-built garage has been converted into an art studio, with vaulted ceiling. The space is flooded with natural light with two sets of French doors that overlook the garden and a window and glazed door to the front elevation. This wonderful space could alternatively be used as a home office or a garden room or, could be converted back into a garage if so desired, subject to obtaining the relevant planning permissions.





Viewing

Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

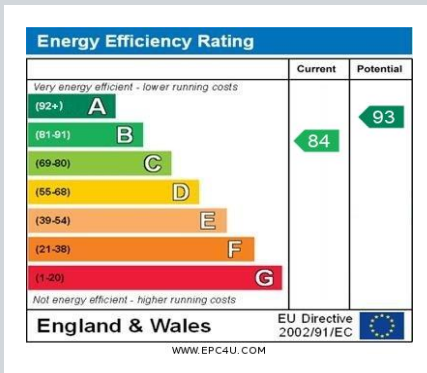
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).

Council Tax Band – E.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
 Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
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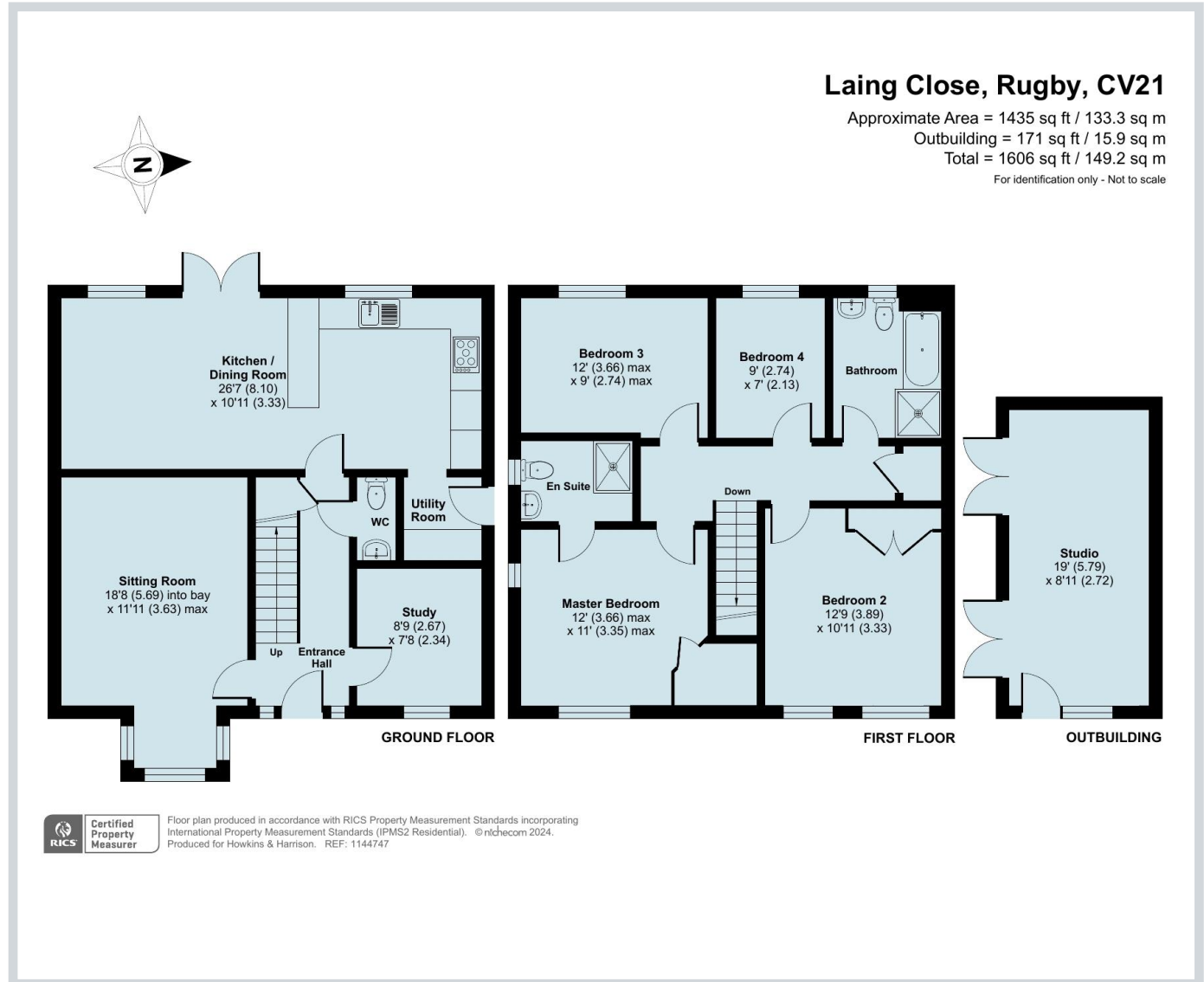
Laing Close, Rugby, CV21

Approximate Area = 1435 sq ft / 133.3 sq m

Outbuilding = 171 sq ft / 15.9 sq m

Total = 1606 sq ft / 149.2 sq m

For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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