



2 Barby Lane, Rugby, Warwickshire, CV22 5QJ

HOWKINS &
HARRISON

2 Barby Lane,
Rugby, Warwickshire,
CV22 5QJ

Guide Price: £685,000

A beautifully presented and tastefully decorated four bedroom detached property which has been improved by the current owners, with workshop, double garage and parking for several vehicles, situated in a popular residential location and offered with no onward chain.

Features

- Four bedrooms, one with en-suite
- Impressive ground floor bathroom
- New oak Herringbone flooring to the hall, sitting room & family room/study
- Attractive panelling to guest bedroom
- Bespoke-built media wall to the sitting room & the family room/study
- Kitchen/breakfast room & utility
- Landscaped rear garden
- Covered pergola with tiled pitched roof
- Double garage with roller door, workshop & store
- Parking for several vehicles
- Within walking distance of local amenities including Ashlawn Grammar School



Location

The property is located on Barby Lane, Hillmorton which has many local amenities including two supermarkets, which are only a few hundred yards away and are in walking distance, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling, within catchment, is available at English Martyrs Catholic School, Hillmorton Primary School and Paddox Primary School, with secondary schooling at Ashlawn all of which are within walking distance. Further schooling is available in Rugby, including Rugby High School and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with trains to London Euston which takes just under 50 minutes.



Ground Floor

A large, tiled front storm canopy extends across the front of the property, with a front door opening into a spacious and welcoming entrance hall which has been recently fitted with attractive oak herringbone flooring. Stairs rise to the first floor and doors lead through to the ground floor accommodation. The family room/study features a bay window, fitted with attractive shutters, which overlooks the front aspect and a log burner over a flagstone hearth. This room has also recently been updated with oak herringbone flooring and has been fitted with a bespoke media unit to one wall, offering shelving and cupboards with automatic LED lighting. The sitting room is accessed via black industrial style glazed panel doors and has a continuation of the oak herringbone flooring which complements the window seat, fitted below the front window with oak top and drawers below, and a further media unit with storage cupboards, oak tops and contemporary gas fire inset. The downstairs bathroom has been refitted to a high standard with modern freestanding double ended bath with wash stand over. There is metro tiling to the splash back areas, attractive mosaic tiling to the floor and a vanity unit with wash bowl over and drawers below, along with a WC with wall mounted flush. The dining room is flooded with natural light from the window overlooking the side aspect and the glazed panels either side of the patio doors, which lead to the rear garden. Fitted with ceramic tiled flooring the kitchen benefits from cream shaker wall and base kitchen cabinets, drawers and pan drawers with beech effect work surface over. Fitted appliances include a five burner gas hob, Neff oven and grill with Neff extractor fan above, warming drawer, dishwasher and space for an American style fridge/freezer. From the kitchen a door leads through to a spacious utility room with a continuation of the flooring and further wall and base cabinets. There is space and plumbing for a washing machine and tumble drier, with further doors leading to a downstairs cloakroom, with wall mounted wash hand basin, and out to the rear garden.





First Floor

A spacious landing provides access to four bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and benefits from fitted wardrobes and an attached ensuite, fitted with wash hand basin, WC and glass shower enclosure with white ceramic tiling with mosaic inserts to the walls. The guest bedroom also overlooks the front aspect and features attractive panelling to one wall. There are two further double bedrooms one overlooking the front aspect and one overlooking the rear aspect with a fitted cupboard. The family bathroom is fitted with laminate flooring and part tongue and groove panelling to the walls. There is a fully tiled shower enclosure, WC, pedestal wash hand basin, heated towel ladder and storage cupboards.



Outside

A sliding electric gate provides access to a block paved driveway, offering parking for numerous vehicles. A five bar gate opens to further parking in front of the double garage with electric roller door. To the opposite side of the property there is pedestrian access to the garden which is mainly laid to lawn with established borders planted with a variety of plants, including lavender and holly, and is further enclosed by a combination of close board fencing and mature hedge screening. There are numerous raised sleeper edged beds, ideal for growing fruit and vegetables, and a paved patio which extends across the rear and to the side of the property, and has an impressive fixed oak framed pergola with tiled pitch roof. Attached to the double garage there is a large workshop and open store, ideal for logs or potting plants.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

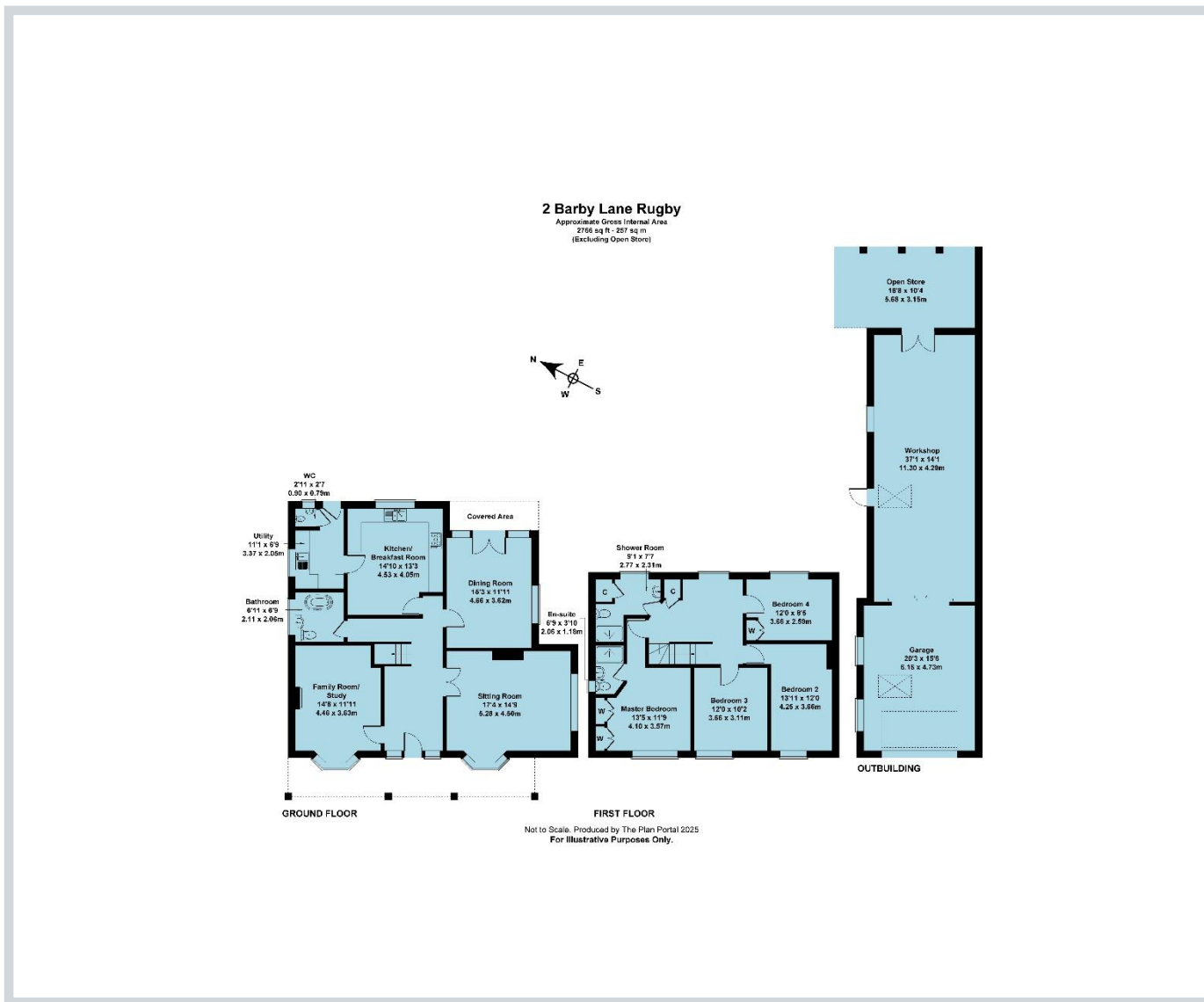
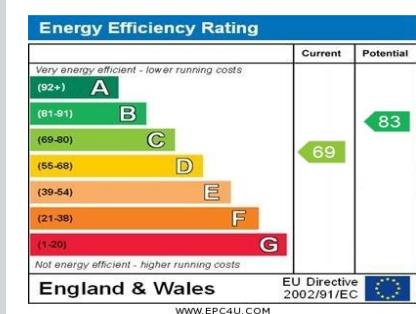
Services

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.

Council Tax Band – F



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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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