



## 5 Linnet Close

RUGBY, CV23 0WQ

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**Style! Space! Luxury! If you're dreaming of living in a beautifully presented three storey family home with a dedicated annexe and an impressive open-plan kitchen-dining-living room, then look no further than this stunning family home!**

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#### Property at a glance

Freehold Detached Home

Five Generous Double Bedrooms

Parking For Up To Six Cars

Open Plan Kitchen-Dining-Living Room

Versatile Self-Contained Annexe

Landscaped Front And Rear Gardens

Excellent Commuter Transport Links

Retail Park Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - C







It's a pleasure to introduce you to this beautifully presented three storey family home! This gorgeous home is situated on a large corner plot at the end of a quiet cul-de-sac and is immaculately presented inside and out with a range of modern fixtures and fittings. The property offers five bedrooms, four bathrooms and a ground floor cloakroom, an impressive open-plan kitchen-dining-living room and parking for at least six cars, four on its spacious driveway and room for two more in the detached double garage. What's more, the self-contained annex offers new owners the opportunity to work from home, house a relative or even earn a handsome monthly rental income.

This beautifully presented three storey family home offers a lovingly manicured landscaped rear garden, the rear garden offers a very spacious patio which is perfect for summertime barbeques and alfresco dining with family and friends. What's more the private rear garden offers a garden storage box, an external tap, exterior lighting and side access to the front of the property. Additionally, the rear garden benefits from having a spacious lawned area which is lined by a pleasant variety of flowering shrubs, bushes and trees.

This spacious home is ideally located in the popular Coton Park development to access Coton Park Play Area, Rugby Free Primary School, The Great Central Walk and local shopping at Central Park Shopping Centre. For commuters, Rugby's motorway networks and Rugby Train Station offer access to an abundance of transport routes.



“There are few homes that come to the market that compare to this home, the space offered is fantastic and the versatility of the self-contained annexe make this a rare find indeed.”

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## The Seller's View

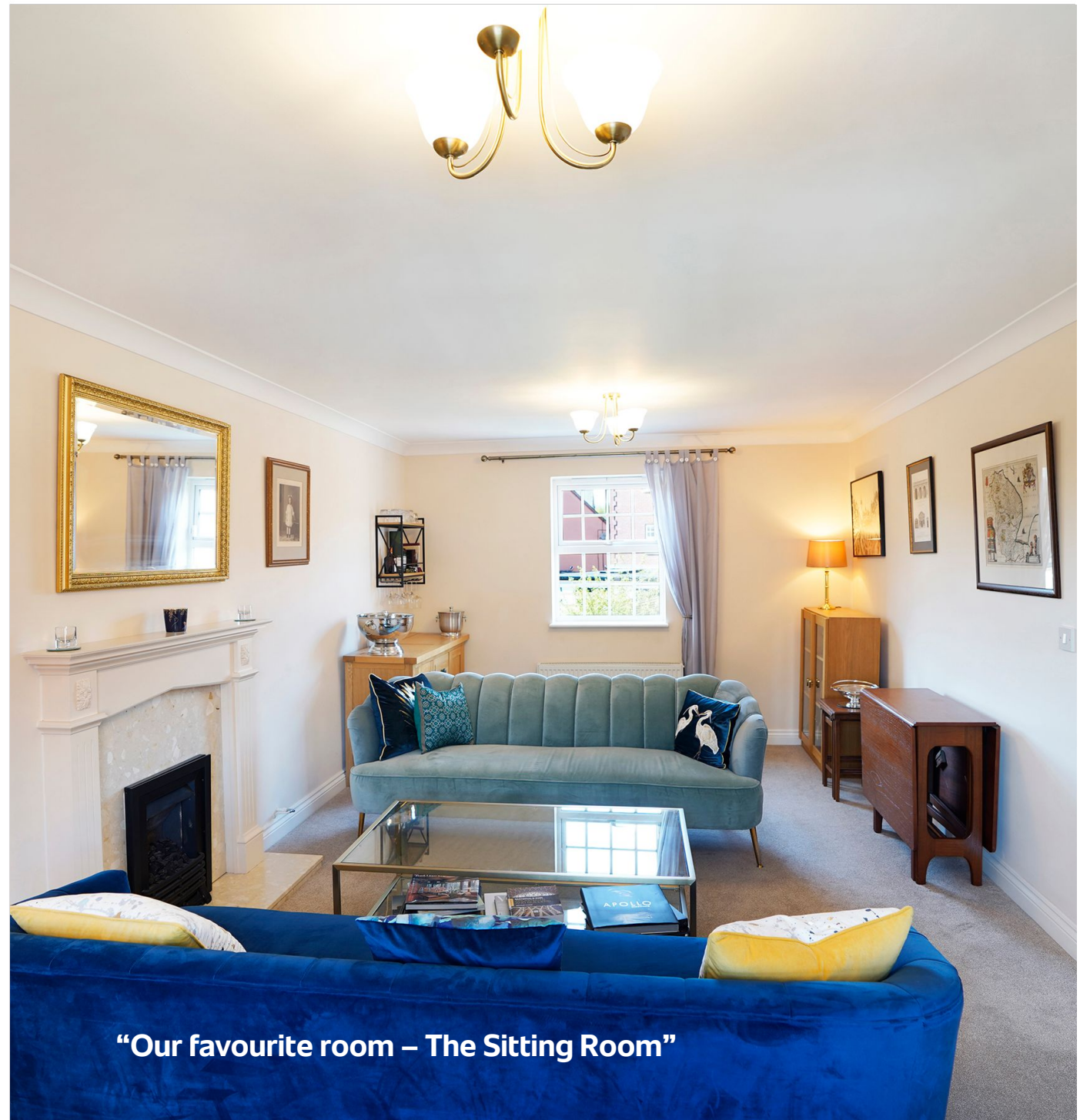
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"We love our home because of the privacy, the quiet location, the proximity to lots of open green space and countryside walks, whilst still having a full range of amenities and transport connections on our doorstep."

"We have loved entertaining in the evenings upstairs in the sitting room and we have had many memorable family get togethers at Christmas and on birthdays; dining inside and hosting outside in the garden. It's always great fun to decorate the family room for each season and celebration!"

"When we were searching for a house, our home really stood out to us because of the practical floor plan which meant we were able to create the ground floor annexe. We were also impressed by the generous size of the whole house and the wide range of excellent storage space available."

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### Directions

Heading East on the M6, at junction 1, take the A426 exit to Rugby/Lutterworth. Take the slip road to A426. At the roundabout, take the 2nd exit onto the A426. Take a slight left towards and merge onto Central Park Drive. At the roundabout, take the 3rd exit. Turn right to continue onto Coton Park Drive. Turn left onto Linnet Close. 5 Linnet Close Rugby CV23 0WQ will be on the right.

### Services

Mains gas, mains electricity, mains water and broadband are connected.

### Tenure

Freehold

### Local Authority & Tax Band

Rugby Borough Council  
Town Hall, Evreux Way, Rugby, CV21 2RR  
[www.rugby.gov.uk](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - F

### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

### Amenties/Distances

Town Centre 2.4 miles  
Primary Schools 0.6 miles  
Train Station 1.7 miles  
Motorway links 0.7 miles  
Airport 23.7 miles  
Nearest City 12.6 miles  
Bus Stop 0.1 miles  
University 12.0 miles  
Hospital 2.8 miles



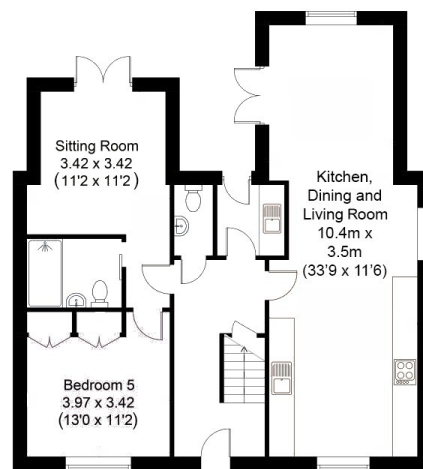
# Linnet Close, Rugby, CV23 0WQ

House approximate area - 200 sq.m. / 2154 sq ft

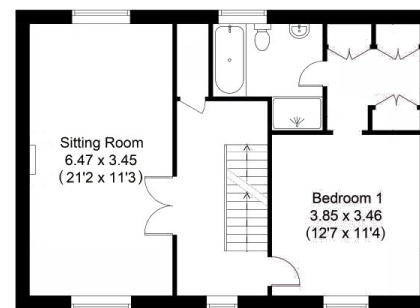
Garage - 26 sq.m. / 284 sq ft

Total Area - 226 sq.ft. / 2439 sq ft

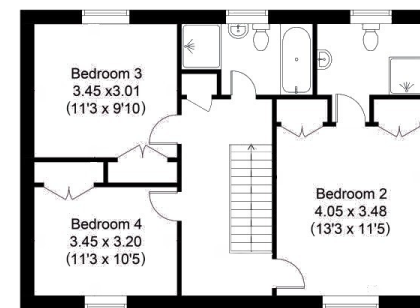
Not to scale - for identification only



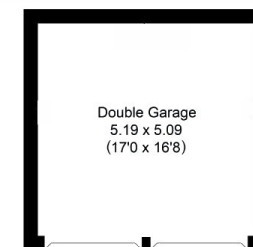
Ground Floor



First Floor



Second Floor



Garage

### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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# About the **Area**

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## **Rugby**

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



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## **Warwickshire**

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.





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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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