



**Connells**

Magee Close  
Cawston Rugby



## Property Description

Lovely three bedroom family home in the desirable location of Cawston. This property benefits from a fabulous cul-de-sac location and is briefly comprising of entrance hallway, guest cloakroom, lounge, kitchen, three good size bedrooms and family bathroom, Outside having an enclosed rear garden and tandem driveway to the side.

Cawston itself is well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.

## Approach

Open canopy porch with front door leading through to;

## Entrance Hallway

Staircase rising to first floor landing, door through to;

## Guest Cloakroom

Fitted with low-level WC and wash handbasin. Window to front.

## Lounge

16' 1" x 14' 9" ( 4.90m x 4.50m )  
French doors overlooking and leading to rear garden.

## Kitchen

11' 6" x 8' 8" ( 3.51m x 2.64m )  
Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include washing machine, dishwasher electric oven and hob with extractor hood and fridge freezer. Window to front, space and, cupboard, boiler and Amtico flooring.

## Landing

Staircase rising from entrance hall, storage cupboard.

## Master Bedroom

13' 4" x 9' 1" ( 4.06m x 2.77m )

Window to rear, fitted wardrobes.

## Bedroom Two

8' 9" x 13' ( 2.67m x 3.96m )

Window to front, fitted wardrobes.

## Bedroom Three

7' 2" x 8' 8" ( 2.18m x 2.64m )

Window to front.

## Family Bathroom

Fitted with low-level WC, pedestal wash handbasin and bath with shower over. Partially tiled with window to rear and heated towel rail.

## Rear Garden

Enclosed landscaped rear garden laid to lawn and patio with garden shed.

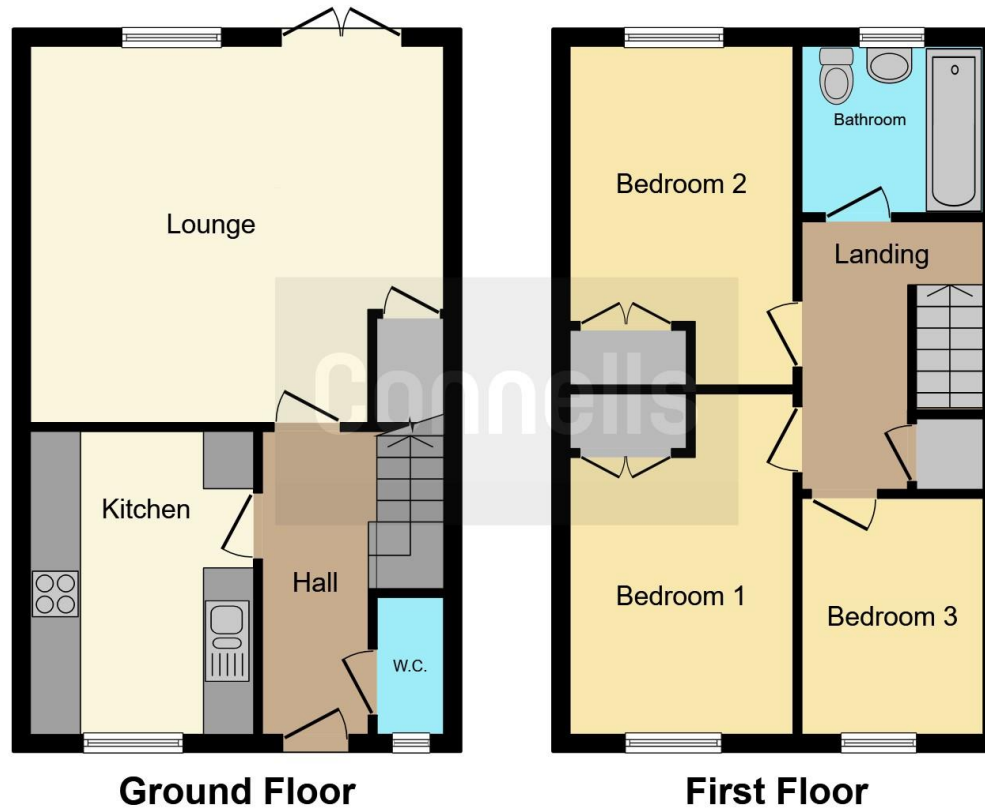
## Parking

Tandem driveway to side of property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

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Property Ref: RBY106436 - 0006