



**Connells**

Stanford Way  
Cawston RUGBY



## Property Description

\*\*\*LOVELY FAMILY HOME\*\*\* in the desirable location of Cawston. On the ground floor, the property comprises, lounge to front, kitchen diner to rear, downstairs cloakroom and stairs rising to the first floor. On the first floor there are three bedrooms, ensuite shower room and family bathroom. The exterior of the property boasts driveway and garage to the side with a beautifully presented private garden to rear.

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.

## Entrance Hall

Understairs storage, tiled floors.

## Cloakroom

W/C & sink.

## Lounge

16' 2" x 10' 7" ( 4.93m x 3.23m )  
To front of property, carpeted.

## Kitchen/Diner

17' 10" x 10' 1" ( 5.44m x 3.07m )  
Window to rear, tiled floor, integrated fridge freezer, washing machine, boiler, gas hob, electric oven, patio doors to rear.

## Landing

Airing cupboard, loft boarded.

## Bedroom One

12' 6" x 9' 6" ( 3.81m x 2.90m )  
To front of property, fitted wardrobes, carpeted.

## En-Suite

Shower, W/C, tiled floor.

## Bedroom Two

10' 3" x 9' 8" ( 3.12m x 2.95m )  
To rear of property, carpeted.

## Bedroom Three

8' 1" x 8' 5" ( 2.46m x 2.57m )  
To front of property, carpeted.

## Bathroom

Bath, w/c & sink, tiled floor.

## Rear Gardens

Landscaped, patio.

## Parking

Two spaces on driveway.

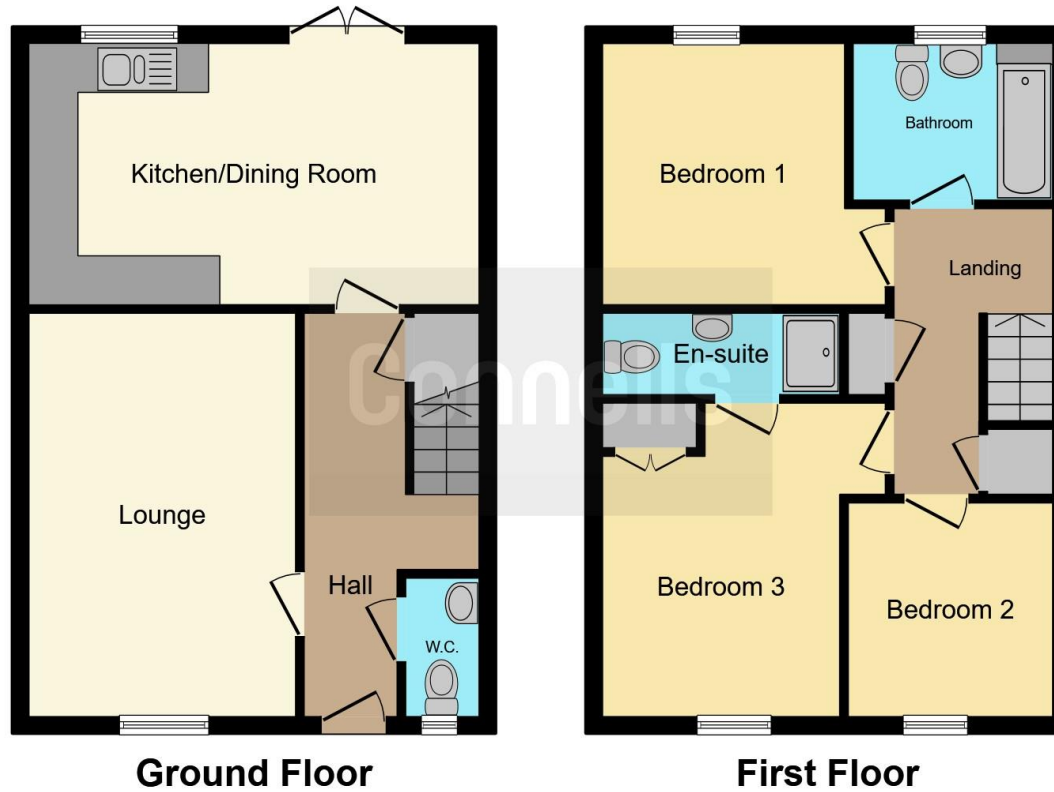
## Outbuilding

shed









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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