



Connells

The Lodge Turchil Road
Cawston Rugby



Property Description

****SPACIOUS FAMILY HOME**** in this highly sought after private courtyard in the heart of Cawston. The property comprises on the ground floor, dual aspect reception with access to rear garden, second reception, study, dining room, kitchen diner, utility room, and cloakroom. The first floor comprises four bedrooms, en-suite shower room and family bathroom. The exterior of the property boasts a large double garage with automatic doors, driveway for multiple cars and private rear garden

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 Porch

Covered porch to front door.

Entrance Hall

Wooden floor, two large coat cupboards, alarm panel.

Cloakroom

Wooden floor, double cupboard, sink & w/c.

Study

9' 11" x 8' (3.02m x 2.44m)
Window to side, blinds, wooden floor.

Lounge

16' 7" x 16' 4" (5.05m x 4.98m)
Wooden floor, two windows to front, window to rear, fireplace with gas fire, doors to garden.

Dining Room

15' 8" x 11' 9" (4.78m x 3.58m)
Two windows to side, wooden floor, double doors to kitchen.

Reception Room 3

15' 8" x 11' 9" (4.78m x 3.58m)

Two windows to side, wooden floor, double doors tot kitchen.

Kitchen

15' 7" x 14' 2" (4.75m x 4.32m)

Tiled floor, selection of wall & base units, smeg appliances including dishwasher, extractor fan, double oven, granite worktop, window to rear & doors to rear garden.

Utility Room

9' Max x 8' (2.74m Max x 2.44m)

Plumbing for washing machine & tumble dryer, wall & base units, sink, tiled floor, skylight, door to rear garden.

Landing

Two skylights, carpeted, airing cupboard with water tank, loft access.

Bedroom One

19' 4" Max x 15' 8" Max (5.89m Max x 4.78m Max)

To front of property, carpeted, dual aspect windows, two double wardrobes.

En-Suite

Large double shower, window to front, bespoke fitted unit & sink, heated towel rail, electric underfloor heating.

Bedroom Two

13' 6" Max x 11' 4" (4.11m Max x 3.45m)

To rear of property, window overlooking garden, carpeted, skylight, two double wardrobes with access to secret loft space.

Bedroom Three

15' 8" x 8' 2" (4.78m x 2.49m)

To front of property, carpeted, fitted double cupboard, skylight.

Bedroom Four

10' 3" x 8' 2" (3.12m x 2.49m)

Window to front, fitted cupboard, carpeted.

Bathroom

Tiled floor, bath with shower over, skylight, bespoke unit with sink, w/c, heated towel rail, electric underfloor heating.

Front Garden

Hedge boarder to side & path to rear garden, lawn area to front.

Rear Garden

Patio area & lawn, access to garage, gates to both side of house, south facing garden.

Parking

Garage, parking for multiple cars.









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

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EPC Rating: C

Tenure: Freehold



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