



**Connells**

Norton Leys  
Rugby





## Property Description

Connells are delighted to bring to market the opportunity to acquire this must see detached bungalow, nestled in the desirable Hillside area of Rugby, on Norton Leys. This fantastic bungalow in brief comprises of; front porch, entrance hall, spacious lounge/diner, kitchen, three good sized bedrooms, and family bathroom. Externally, there is allocated off road parking for two to three vehicles, single detached garage to rear, and a lovely front and rear/side garden. This property also benefits from gas central heating throughout and double glazing.

Norton Leys is located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Front Of Property

Front lawn to front, main entrance leading to;

## Front Porch

Front porch with door leading to;

## Entrance Hall

Welcoming entrance hall with storage cupboard and airing cupboard.

## Lounge/Diner

22' 5" x 12' ( 6.83m x 3.66m )  
Spacious family lounge featuring gas fireplace and window to front and side aspect.

## Kitchen

11' 6" x 9' 10" ( 3.51m x 3.00m )  
A range of wall and mount base units. Appliance space for a cooker, fridge freezer and washing machine. Door to garden and window to rear aspect.

## Landing

Loft hatch providing loft access.

## Bedroom One

11' 11" x 11' 6" ( 3.63m x 3.51m )

Bedroom one features built in wardrobe with sliding doors and window to front aspect.

## Bedroom Two

12' 11" x 8' 3" ( 3.94m x 2.51m )

Bedroom two features space for wardrobe, sink and window to side aspect.

## Bedroom Three

8' 6" x 7' 7" ( 2.59m x 2.31m )

Bedroom three features built in cupboard and window to front aspect.

## Bathroom

Walk in shower, low level WC, wash hand basin with storage and window to rear aspect.

## Garden

Rear/side garden laid to lawn with patio area and side gated access.

## Garage

18' x 9' 3" ( 5.49m x 2.82m )

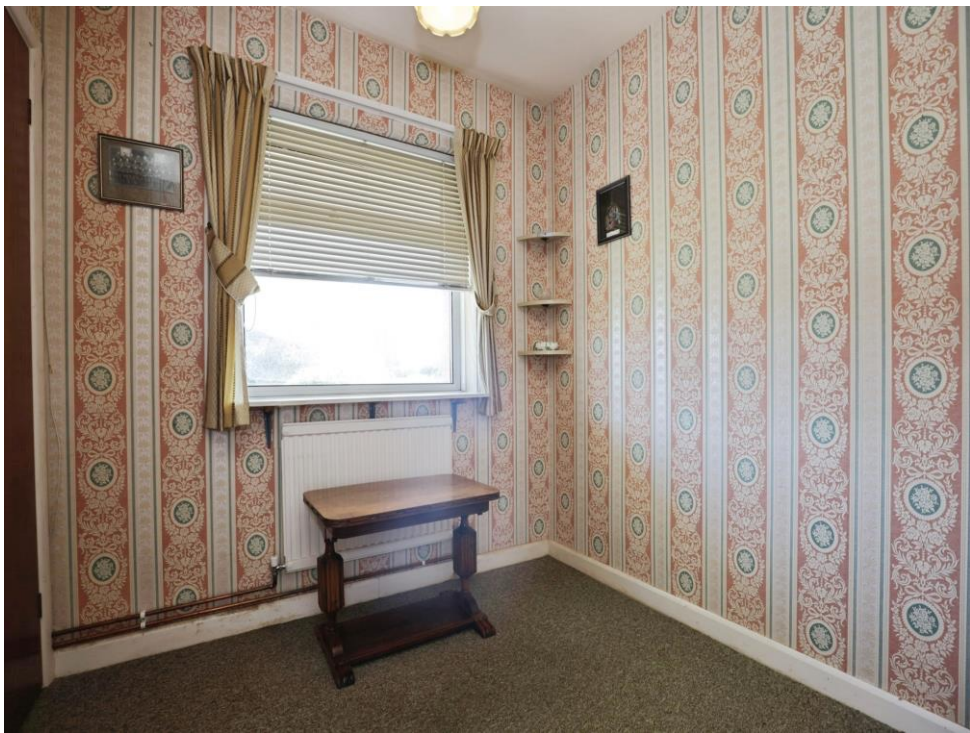
Single detached garage to rear with light & power and up & over door.

## Parking

Allocated off road parking to front for two to three vehicles, plus further on street parking.















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)

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107213](http://connells.co.uk/Property/RBY107213)**



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