



Connells

Lytham Road
Rugby



Property Description

Connells are delighted to offer the opportunity to acquire this superb four bedroom, three storey property on Lytham Road in Bilton, Rugby. Lytham Road in brief comprises of; entrance hall, downstairs cloakroom, spacious open plan lounge/diner, kitchen, four bedrooms and bathroom. Externally, there is a front lawn, generous rear garden, single detached garage, and allocated off road parking to front for two vehicles, plus further on street parking available. This property also benefits from gas central heating throughout.

Rugby offers an extensive range of shopping facilities, including Elliott's Field retail & Leisure park and The Clock Towers shopping centre. Rugby's train station also provides London commuters access to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, and the renowned Rugby School. Viewing is highly recommended.

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

Front Of Property

To the front of the property is a front lawn and driveway. Main entrance door onto;

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor landing and an under stair storage cupboard.

Downstairs Cloakroom

Low level WC, wash hand basin, heated towel rail and window to the side aspect.

Lounge/Diner

26' 3" Maximum x 11' 11" Maximum (8.00m Maximum x 3.63m Maximum)

A spacious open plan lounge/diner featuring electric fireplace, bay window the front aspect and sliding doors leading to the rear garden.

Kitchen

17' 5" Maximum x 6' 4" Maximum (5.31m Maximum x 1.93m Maximum)

The kitchen features a range of wall and mount base units, with integrated appliances including oven with five gas hob and extractor fan. There is also additional appliance space for a fridge freezer, dish washer, washing machine and tumble dryer. Door providing garden access and window to the side aspect.

Landing

First floor landing with window to the side aspect.

Bedroom One

13' 10" Maximum x 9' 3" Maximum (4.22m Maximum x 2.82m Maximum)

Located on the first floor, the master bedroom features two built in wardrobes and bay window to the front aspect.

Bedroom Two

12' x 11' (3.66m x 3.35m)

Located on the first floor, featuring space for wardrobe and window to the rear aspect.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Located on the first floor, featuring space for wardrobe and window to the front aspect.

Bedroom Four/Loft Conversion

12' 3" x 9' 9" (3.73m x 2.97m)

A second floor loft conversion allowing for an excellent fourth bedroom or additional reception room, featuring built in side eaves and skylight window.

Bathroom

Tiled bathroom featuring built in bath with shower over, low level WC, wash hand basin with storage and window to the rear aspect.

Rear Of Property

Generous rear garden laid to lawn with patio area. There is also a garden shed and side accessibility.

Garage

16' 1" x 8' 1" (4.90m x 2.46m)

Single detached garage with a side and front door for access.

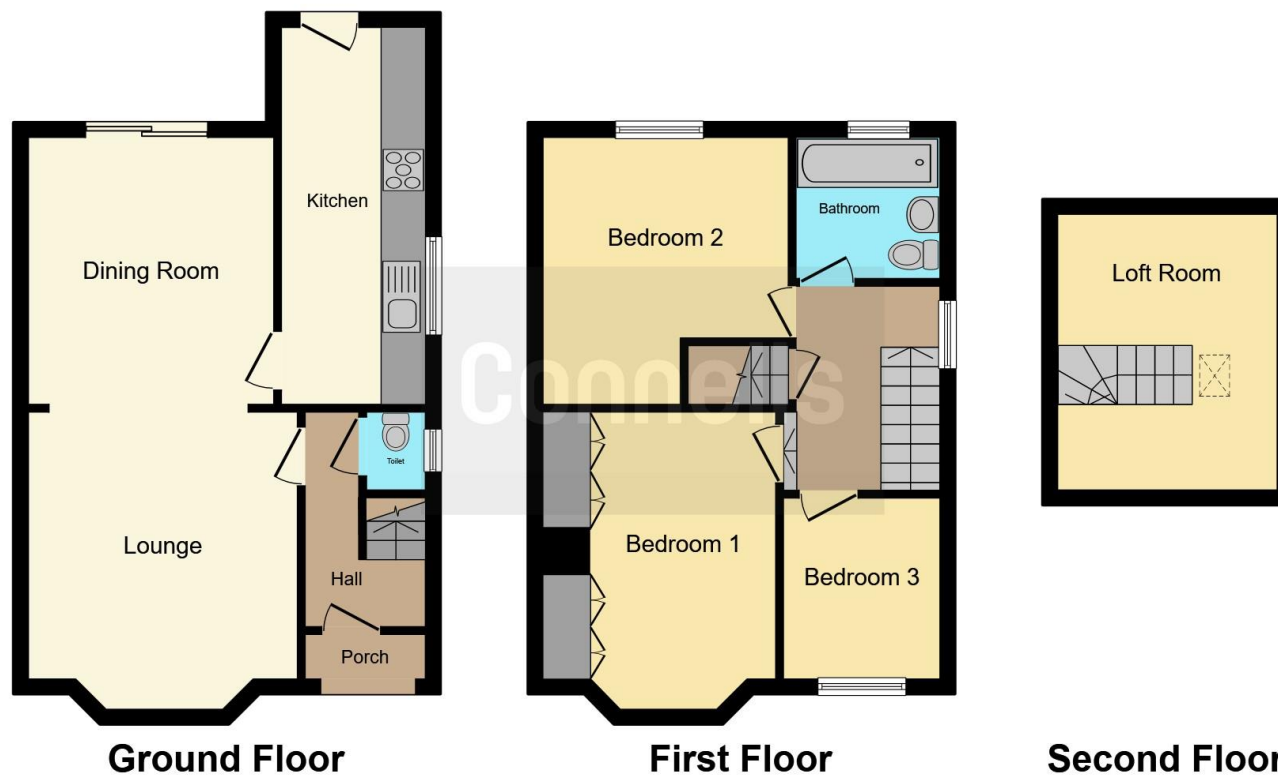
Parking

Alongside the garage there is allocated off road parking to front for two vehicles, plus further on street parking available.









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

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107298



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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