



Connells

The Old School House Leamington Road
Princethorpe Rugby

The Old School House Leamington Road Princethorpe Rugby CV23 9PU

for sale
£325,000



Property Description

NO ONWARD CHAIN

Connells are delighted to bring to market the opportunity to acquire this superb two bedroom cottage on Leamington Road, nestled within the idyllic village of Princethorpe Rugby. Leamington Road in brief comprises of; entrance, lounge, kitchen, orangery/dining room, two good size bedrooms and a bathroom. Externally, there is a lovely wrap around garden and allocated off road parking for two vehicles. This property also benefits from gas central heating throughout.

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Approach

To the front of the property you there is a low maintenance front lawn and shared driveway. The main entrance door to side leading onto;

Lounge

17' x 13' 6" (5.18m x 4.11m)

The lounge flows through to the orangery, and features a working cosy open fireplace and understair storage space.

Kitchen

13' 7" Maximum x 7' 11" Maximum (4.14m Maximum x 2.41m Maximum)

Featuring a range of wall and mount base units, and appliance space for an oven and fridge freezer. There is a fitted extractor fan and sink + drain. Two windows to the front aspect.

Orangery

13' 1" x 10' 5" (3.99m x 3.17m)

Extended orangery to the side which makes for a fantastic dining room or second reception room. Featuring double doors to garden, and windows to the side and rear aspect.

Landing

First floor landing with window to the side aspect.

Bedroom One

10' 9" x 8' 3" (3.28m x 2.51m)

Featuring space for wardrobe and window to the side aspect.

Bedroom Two

13' x 8' (3.96m x 2.44m)

Featuring built in wardrobes and window to the front aspect.

Bathroom

Built in bath with shower over, low level WC, wash hand basin with storage, skylight window and window to the side aspect.

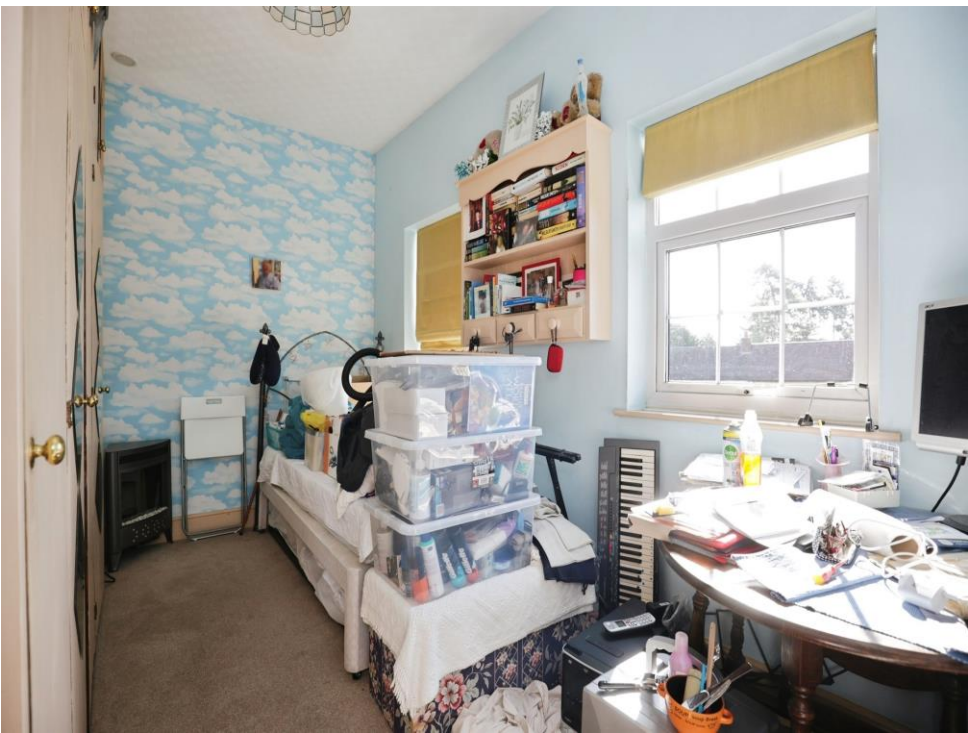
Garden

A generous wrap around garden with lawn, patio and decking areas, and a shed for storage. To the front of this home there is beautiful field views.

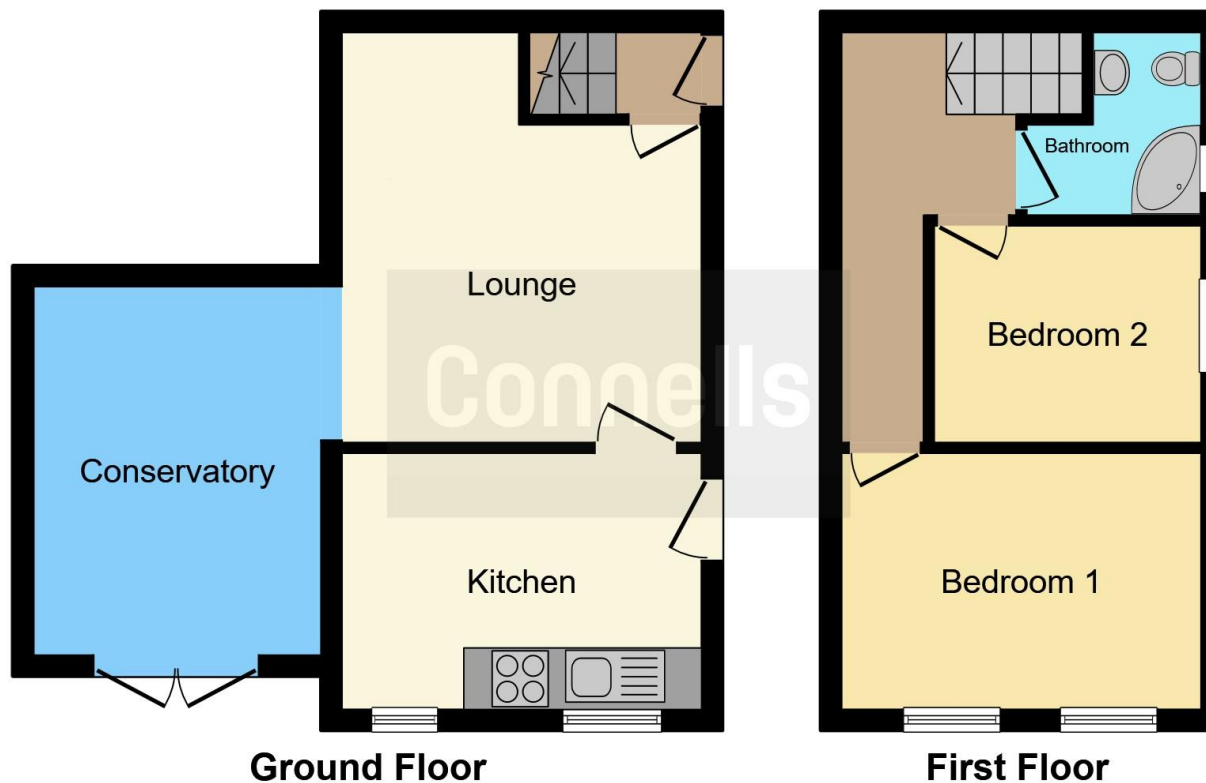
Parking

The property has a shared driveway with allocated off road 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

To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106846



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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Property Ref: RBY106846 - 0010