



**Connells**

Spottiswood Close  
Cawston Rugby



# Spottiswood Close Cawston Rugby CV22 7GP

for sale  
**£450,000**



## Property Description

**\*\*BEAUTIFUL FAMILY HOME IN SOUGHT AFTER LOCATION\*\***

Nestled in a quiet cul-de-sac within the highly sought-after residential development of Cawston, this spacious and immaculately maintained four-bedroom detached family home offers versatile living accommodation ideal for modern family life.

The ground floor comprises a welcoming entrance hall, a bright and airy lounge, a stylish fitted kitchen, a separate dining room with direct access to the rear garden, a practical utility room, and a convenient ground floor cloakroom. Upstairs, there are four generously sized bedrooms( 3 of which have fitted wardrobes), including a master with an en-suite shower room, and a contemporary family bathroom.

Externally, the property benefits from a private driveway, an integral garage, a well-kept front garden, and a beautifully landscaped rear garden featuring a decked seating area, a large shed, and a discreet bin store.

Cawston is a popular location offering a range of local amenities, well-regarded schools, and excellent transport links. Residents enjoy easy access to major road networks including the A45, M45, M1, and M6, as well as regular bus services. Rugby train station is just a ten-minute drive away, providing direct mainline services to London Euston and Birmingham New Street.

## Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

Wooden floor, understairs cupboard.

## Cloakroom

W/c & sink, wooden floor.

## Lounge

17' 9" max into bay x 12' 10" max ( 5.41m max into bay x 3.91m max )

Bay window to front, wooden floor, electric fire & fire place.

## Dining Room

14' 9" max x 8' 4" ( 4.50m max x 2.54m )

Wooden floor, Patio doors to rear.

## Kitchen

10' 7" x 10' 7" ( 3.23m x 3.23m )

Window to rear, plumbing for washing machine and dishwasher, gas hob, tiled floor.

## Utility Room

9' x 5' 1" ( 2.74m x 1.55m )

Off the kitchen, door to rear, plumbing for washing machine, fitted cupboards.

## Landing

Carpeted, loft access, window to front.

## Bedroom One

12' 9" inc wardrobes x 13' 4" ( 3.89m inc wardrobes x 4.06m )

To front of property, fitted wardrobes, carpeted.

## En-Suite

Fully tiled, heated towel rail, window to side.

## Bedroom Two

11' 10" x 9' 10" inc wardrobe ( 3.61m x 3.00m inc wardrobe )

To front of property, carpeted, fitted wardrobes.

## Bedroom Three

10' 2" inc wardrobe x 9' ( 3.10m inc wardrobe x 2.74m )

To rear, carpeted, fitted wardrobe.

## Bedroom Four

11' 1" max x 10' 7" ( 3.38m max x 3.23m )

To rear, carpeted.

## Bathroom

11' 1" max x 10' 7" ( 3.38m max x 3.23m )

Window to rear, wooden floor, bath, shower, w/c & sink.

## Rear Garden

Side access, patio & lawn, pond, outside tap, large shed.

## Garage

9' x 16' 8" ( 2.74m x 5.08m )

Electric door.















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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25 Regent Street  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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