



Connells

Grange Close
Rugby



Property Description

MODERN BUNGALOW IN A HIGHLY DESIRABLE LOCATION

Connells are delighted to bring to market the opportunity to acquire this exceptional two bedroom bungalow on Grange Close in Bilton, Rugby. This must see detached bungalow in brief comprises of; entrance area, spacious open plan kitchen/diner/lounge, rear extended conservatory, two generous double bedrooms with en suite/wet room to master, and main bathroom. Externally, there is a well maintained idyllic front and rear garden to enjoy, a driveway for approximately two vehicles, plus a single detached garage with an electric door, and light & power. This property also benefits from double glazing, solar panels, and underfloor heating throughout majority of the home (excluding the conservatory).

As well as the facilities of Bilton the property is close to Rugby, offering 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.

Call us today on 01788 579880 to arrange your exclusive viewing!

Vendors Comments

The present owners have owned the bungalow from brand new and during the building stage the property has been sensitively adapted to suit those with any mobility issues.

Approach

Upon approach you are welcoming with a well maintained front lawn area, with the main bungalow entrance door leading to;

Entrance

Entrance area with built in storage cupboard, flowing through to the open plan living space;

Kitchen/Diner/Lounge

27' 4" Maximum x 16' 5" Maximum (8.33m Maximum x 5.00m Maximum)

An immaculate and spacious open plan living space, with versatility for every dynamic. The kitchen features a range of wall and mount base units, with integrated appliances including an oven, microwave, induction hob & extractor fan, fridge freezer, dish washer and washing machine. There is also a filtered Brita tap system. Underfloor heating and window to the front aspect.

Conservatory

19' 6" x 11' 10" (5.94m x 3.61m)

The conservatory was built in 2014, and features open skylight windows allowing for plenty of light, and bifolding doors leading to the rear garden.

Bedroom One

15' 8" Maximum x 13' 4" Maximum (4.78m Maximum x 4.06m Maximum)

The spacious master bedroom features built in wardrobes and a loft hatch providing access to the partially boarded and insulated loft. Window to the rear aspect.

En Suite/Wet Room

En suite wet room off bedroom one with walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the rear aspect.

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m)

Generous second bedroom featuring built in wardrobe and window to the front aspect.

Bathroom

Main bathroom with built in bath and shower over, low level WC, wash hand basin, and frosted window to the front aspect.

Rear Of Property

A well maintained and private garden with lawn and patio area, plus a storage shed.

Garage

Single detached garage with an electric door, and light & power.

Parking

The property has a driveway for approximately two vehicles.









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

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107574



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107574 - 0008