



Connells

Lea Crescent
Rugby



Property Description

NO ONWARD CHAIN

Connells are pleased to bring to market this impressive three bedroom mid terrace property on Lea Crescent, Rugby. Lea Crescent in brief comprises of; front porch, entrance, spacious lounge and dining room, kitchen, utility/storage area, downstairs WC, three bedrooms and shower room. Externally, there is a well maintained front and generous rear garden, parking to rear plus further on street parking to front. This property also benefits from gas central heating throughout.

Lea Crescent is within walking distance to local shops and amenities, The Newbold Crown Pub, local chip shop, bus routes and lovely dog walks. Newbold also offers excellent travel links with being a 5 minute drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is close to Rugby Town Centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour.

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

Entrance

Stairs rising to the first landing and window to the side aspect.

Lounge

13' 7" x 10' 10" (4.14m x 3.30m)

Spacious lounge featuring electric fireplace and window to the front aspect. Archway leading to;

Dining Room

11' 5" x 9' 5" (3.48m x 2.87m)

Featuring window to the rear aspect.

Kitchen

11' 8" x 6' 10" (3.56m x 2.08m)

Featuring a range of wall and mount base units and appliance space for a cooker, fridge freezer and washing machine. Built in cupboard and window to the rear aspect.

Utility Room

13' 6" x 6' 6" (4.11m x 1.98m)

Utility room with built in storage cupboard and door to the front aspect.

Downstairs Wc

Low level WC off utility room.

Storage Room

6' 6" x 5' 2" (1.98m x 1.57m)

Additional storage room with door to the rear garden.

Landing

Built in storage cupboard and loft hatch providing loft access.

Bedroom One

13' 5" x 10' 11" (4.09m x 3.33m)

Master bedroom featuring space for wardrobe and window to the rear aspect.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

12' x 6' 5" (3.66m x 1.96m)

Featuring space for wardrobe and window to the front and rear aspect.

Shower Room

With walk in shower, low level WC, sink and frosted window to the rear aspect.

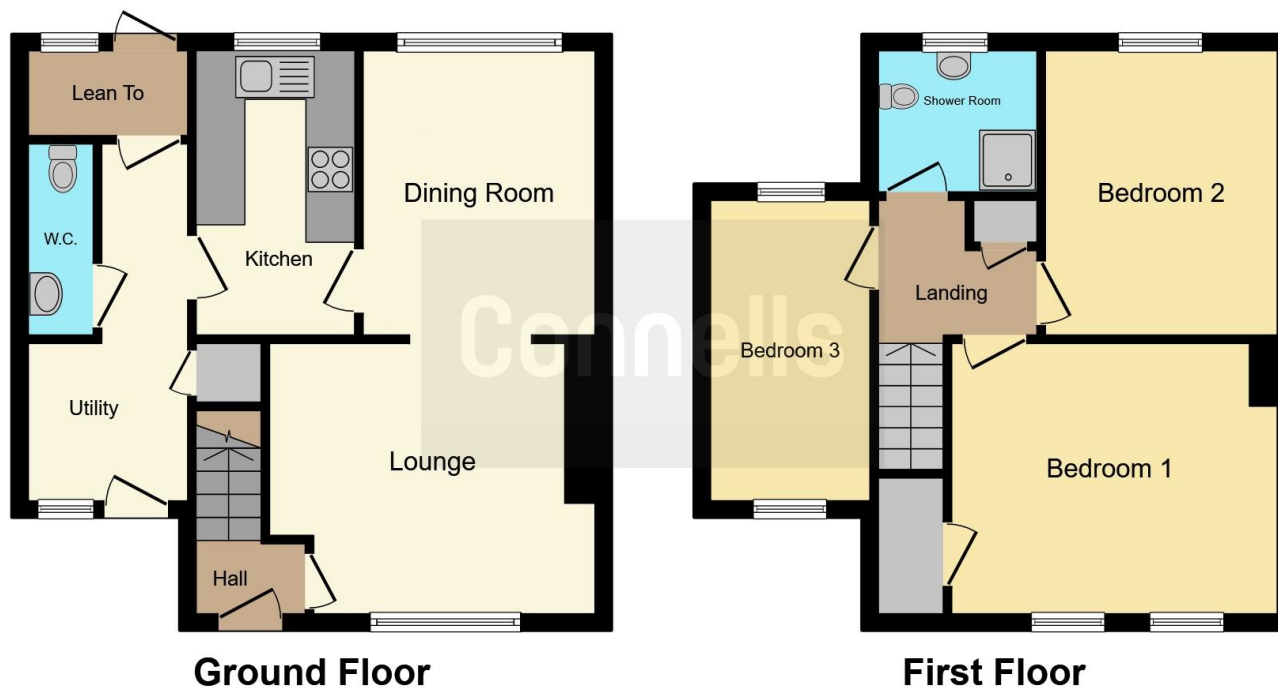
Rear Of Property

A generous well maintained rear garden with lawn and patio area.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107708



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