



Connells

Magnet Lane
RUGBY



Property Description

IDEAL FAMILY HOME IN A DESIRABLE AREA

Connells are delighted to bring to market the opportunity to acquire this well maintained and deceptively spacious home on Magnet Lane, in Bilton, Rugby. In brief, this ideal move in ready home comprises of; entrance hall, family lounge, extended conservatory, kitchen, three well proportioned bedrooms and a family bathroom. Externally, there is a large rear & front garden, single garage, plus allocated off road parking to the front. This property also benefits from gas central heating throughout.

Bilton is a highly desirable area within Rugby, the location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property. This property is sold with no onward chain.

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

Front Of Property

This substantial home is set back from the road, with a front lawn area and allocated off road parking.

Entrance Hall

Welcoming entrance hall with built in storage cupboard and stairs rising to the first floor landing.

Lounge

A lovely family lounge area which floors through to the rear conservatory.

Conservatory

An extended rear conservatory which also makes for a useful dining room or versatile second reception space. Double doors leading to the rear garden.

Kitchen

Featuring a range of wall and mount base units, sink + drain, extractor fan, plus additional appliance space for an oven, fridge freezer, dish washer and washing machine. Windows to the front and rear aspect.

Landing

First floor landing with a built in storage cupboard, window to the side aspect, and access to upstairs rooms.

Bedroom One

Spacious master bedroom featuring built in wardrobes with sliding doors, storage cupboard, loft hatch providing loft access and a privacy window to the rear aspect.

Bedroom Two

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

Bedroom Three

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

Bathroom

Family bathroom with a built in bath and rainfall shower over, low level WC, sink and frosted window to the side aspect.

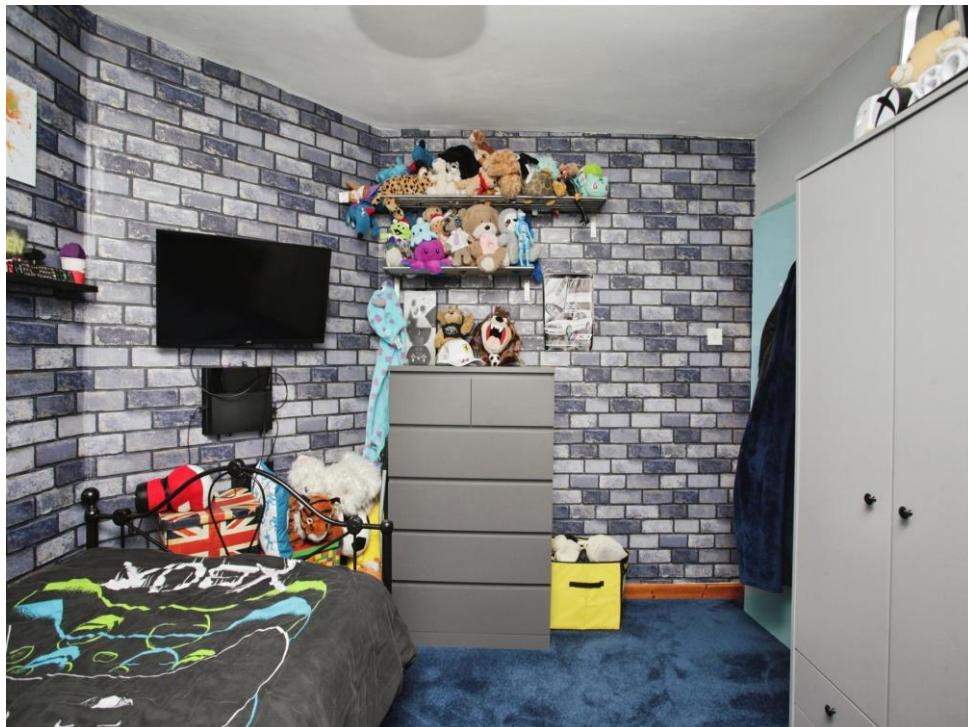
Rear Of Property

A well maintained, large rear garden ideal for families. Laid to lawn with patio area, storage shed, and side accessibility.

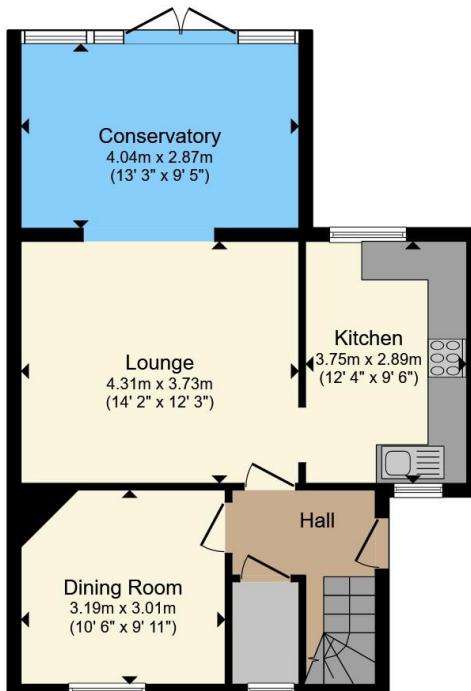
Garage/Parking

The property comes with a single detached garage to the rear. Allocated off road parking to the front approach.

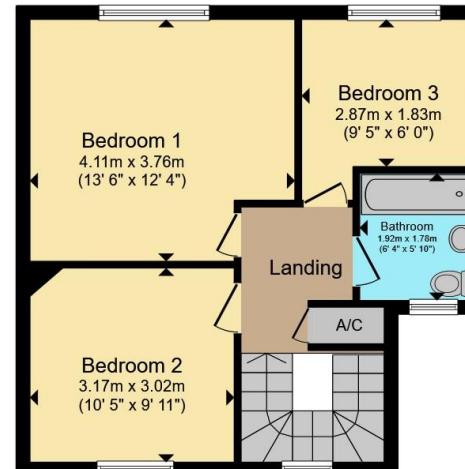








Ground Floor



First Floor

Total floor area 100.4 m² (1,080 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
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EPC Rating:
Awaited

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107014



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.

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