



**EDWARD KNIGHT**  
ESTATE AGENTS

32 BOSWELL ROAD, RUGBY, CV22 6JD

£330,000







### PROPERTY SUMMARY

A deceptively well proportioned three bedroom detached bungalow located in the highly desirable area of Shakespeare Gardens. The locality is well served by bus routes, reputable schooling, a Sainsbury's supermarket & allows for easy access to major roads. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen/breakfast room, conservatory, three bedrooms, a refitted shower room & separate W.C. Further benefits include gas fired central heating, double glazing, a secluded & private rear garden, off-road parking & a detached single garage. Offered with no onward chain, viewings are strictly by appointment with Edward Knight.

### LOCATION

The property is situated just over a mile from the town centre in an established and popular residential part of Rugby, being just off the Dunchurch Road. From here is it only a short drive (or a brisk walk) to the centre of town where there is also a regular bus service just a stones throw away from the property itself.

Rugby offers an extensive range of shopping facilities including an independent quarter, there is a mainline train station where trains offer a frequent service to Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff, Princethorpe College and world famous Rugby School.



### ENTRANCE PORCH

Enter via a glazed timber frame door with adjoining

glass panels. Obscure double glazed door with adjoining obscure double glazed panels to:

#### ENTRANCE HALL

Single panel radiator. Overhead cupboard housing the electric consumer unit and electric meter. Wall mounted programmable thermostat for the central heating. Loft hatch. Built-in full height double door storage cupboard. Built-in double door full height airing cupboard housing the hot water cylinder and slatted shelving. Doors to the bedrooms, bathroom and separate WC. Glazed timber door to:

#### LOUNGE/DINING ROOM

18' 7" x 15' 0" max (5.66m x 4.57m)

Two double panel radiators. TV and telephone connection points. Gas fire with timber surround and mantle. Coving. uPVC double glazed internal window looking into the Conservatory. Double glazed sliding patio doors to the Conservatory. Glazed door to:

#### KITCHEN/BREAKFAST ROOM

16' 7" x 8' 1" (5.05m x 2.46m)

A range of eye and base level units surmounted by contrasting roll-edge worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in eye level double oven and four ring gas hob. Space for a fridge freezer. Space and plumbing for a washing machine. Concealed Worcester central heating boiler. Double panel radiator. uPVC double glazed windows to the front and rear aspects. Obscure double glazed door to:

#### CONSERVATORY

17' 5" x 5' 9" (5.31m x 1.75m)

Being of dwarf wall and timber framed double glazed construction with a polycarbonate roof. Wall mounted light. Power socket. Double glazed double doors to the rear garden and further double glazed single door to the rear garden.



#### BEDROOM ONE

12' 0" x 9' 5" (3.66m x 2.87m)

uPVC double glazed box window to the front aspect. Double panel radiator. Coving. Wall mounted light.

#### BEDROOM TWO

10' 6" x 9' 5" (3.2m x 2.87m)

uPVC double glazed window to the side aspect. Single panel radiator. Wall mounted light. Coving to ceiling.

#### BEDROOM THREE

8' 5" x 8' 3" (2.57m x 2.51m)











uPVC double glazed bow window to the front aspect.  
Double panel radiator. Coving.

overlooked.

#### **SHOWER ROOM**

5' 9" x 4' 9" (1.75m x 1.45m)

Refitted white suite comprising: wash hand basin with vanity unit under and walk-in double shower tray with thermostatic shower. Fully tiled walls. Laminate flooring. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

#### **COUNCIL TAX**

Band D

#### **SEPARATE W.C**

Coloured suite comprising: wall mounted wash hand basin with separate taps and low level close coupled toilet. Tiled splashback area. Obscure uPVC double glazed window to the side aspect.

#### **FRONT GARDEN & DRIVEWAY**

Driveway to the front providing off road parking space for one vehicle and direct access to the garage.

Lawned fore garden with planting border areas retained by a brick walls to the perimeter. Slab path continues to the front door where there is a security light, outside cold water tap and access to the rear garden via a lockable metal gate.

#### **SINGLE DETACHED GARAGE**

Brick-built detached garage with up and over door to the front, obscure glazed timber window to the side and a timber pedestrian door to the rear. Power and light connected.

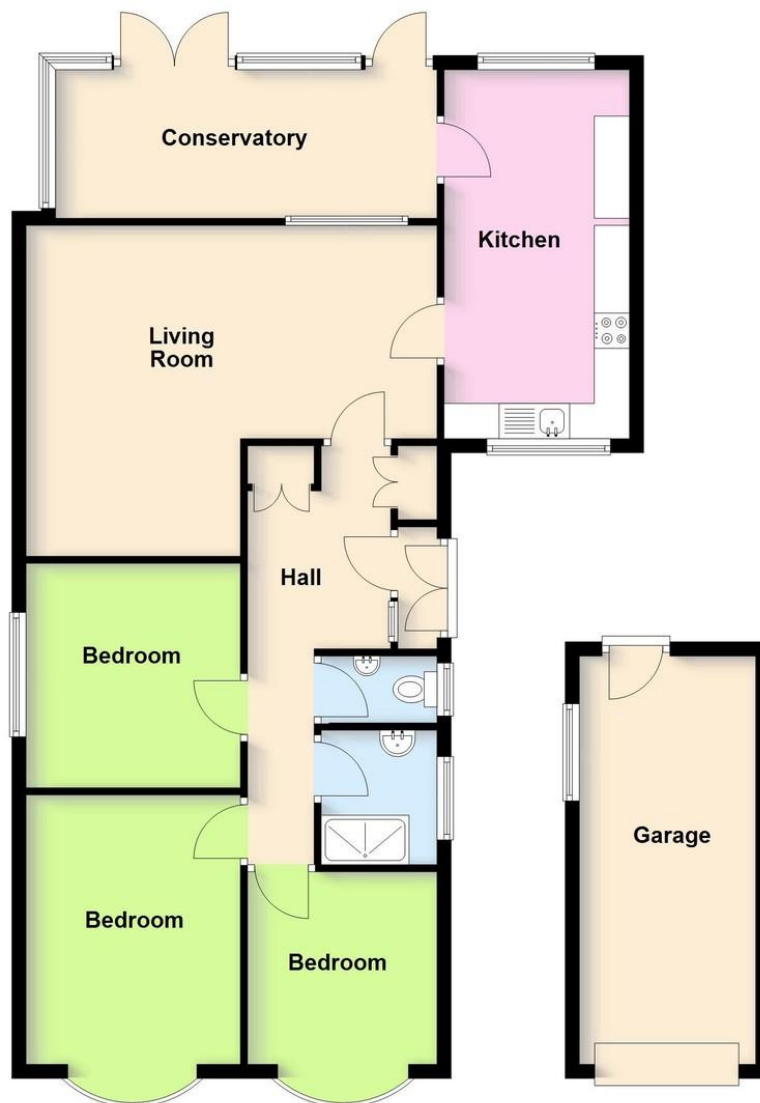
#### **REAR GARDEN**

Lockable gate we slab path leading down the side of the property which then continues right the way across the rare of the Conservatory and then back down the far side. The remainder of the garden is laid mainly to lawn with planting border areas, mature hedgerows and a further slab seating area at the rear of the garden with timber shed. Very private and not



## Ground Floor

Approx. 109.6 sq. metres (1179.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-10  | G             |         |           |