



## 7 Rugby Road, Rugby, CV23 0QH

### Offers Over £375,000

An opportunity to acquire a delightful four bedroom semi-detached Cottage (built in 1843) located in the small attractive village of Pailton. Deceptively spacious throughout, rear extension, perfect family home in a peaceful semi-rural setting. The current owners have loved living in the village for over 20 years and raising a family in this home, friendly community that come together for local events and the convenience of a local post office on Thursdays, a dentist and children's playground. Local pre-schools, primary schools in the nearby villages and a range of excellent senior schools in Rugby, Lutterworth and Coventry areas. The property is also well positioned for the commuter with easy access to the motorway network (M1, M6, M69 M42, A5 and A361) and excellent rail links from Rugby station, including a regular high-speed service to London Euston.

Step inside, large front hallway/ boot room, through to the dining room/ study with opening into the spacious yet cosy lounge featuring beautiful log fireplace. The kitchen overlooks the rear garden, back hall with access out to the garden and stairs up to the first floor. Here you will find the large family bathroom with separate shower cubicle and bath, a double and single room to the rear, and two further double bedrooms to the front, having lovely views over Saint Deny's Church. Outside to the front, driveway providing off street parking and access to the single garage. The large rear garden is beautiful, having huge potential to create an outside building/living space at the rear if desired( subject to planning)

This is a fantastic opportunity that you wont want to miss...call to book your viewing appointment today!



## Approach



## Front Hall / Boot Room

11'1 x 8'0 (3.38m x 2.44m)



## Kitchen

11'9 x 11'1 (3.58m x 3.38m)



## Lounge

11'6 x 11'1 (3.51m x 3.38m)



## Dining Room & Study

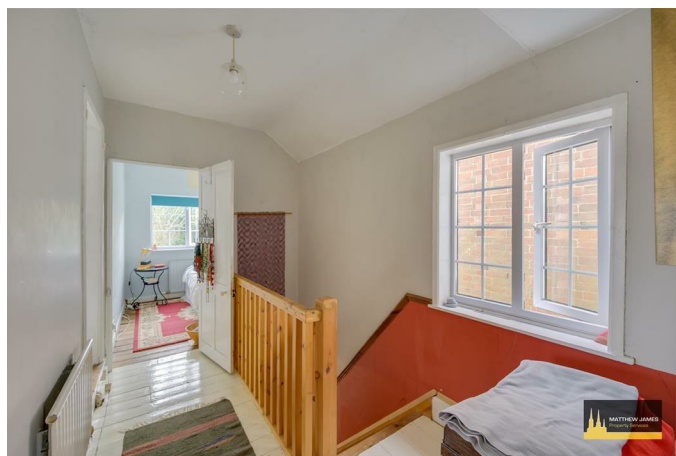
16'8 x 11'3 (5.08m x 3.43m)



## Hall



## First Floor Landing



## Bedroom One

13'3 x 11'3 (4.04m x 3.43m)





### Bedroom Two

11'11" x 11'1" (3.63m x 3.38m)



### Bedroom Three

11'11" x 11'3" (3.63m x 3.43m)



### Bedroom Four

8'11" x 8'6" (2.72m x 2.59m)



### Bathroom

11'1" x 6'8" (3.38m x 2.03m)



### Rear Garden



### Garage



### Aerial Views



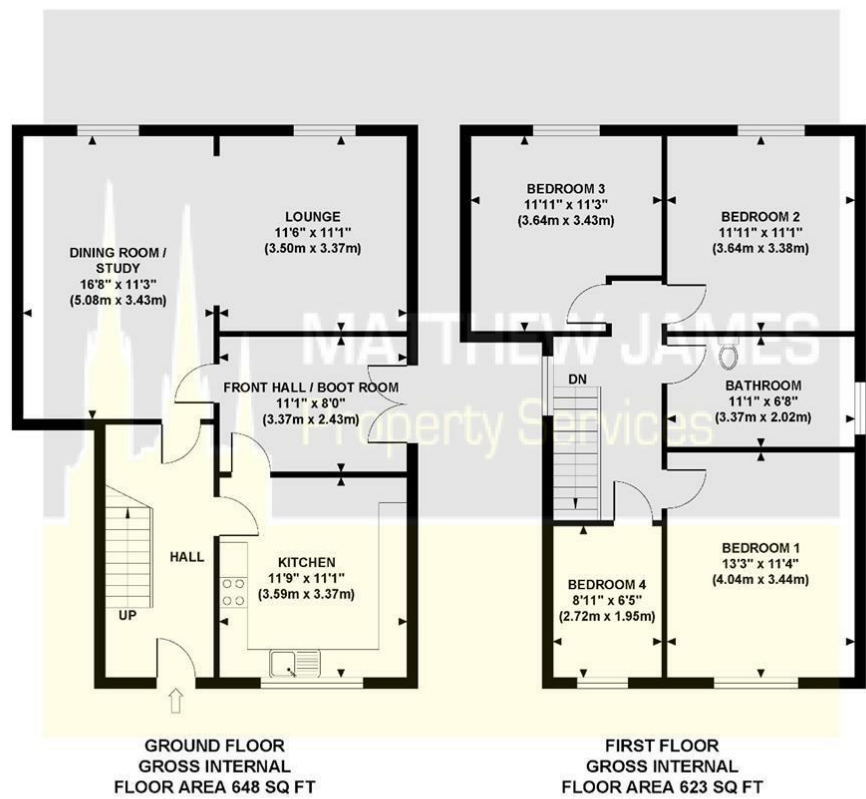
### St Denys's Church



Floor Plan

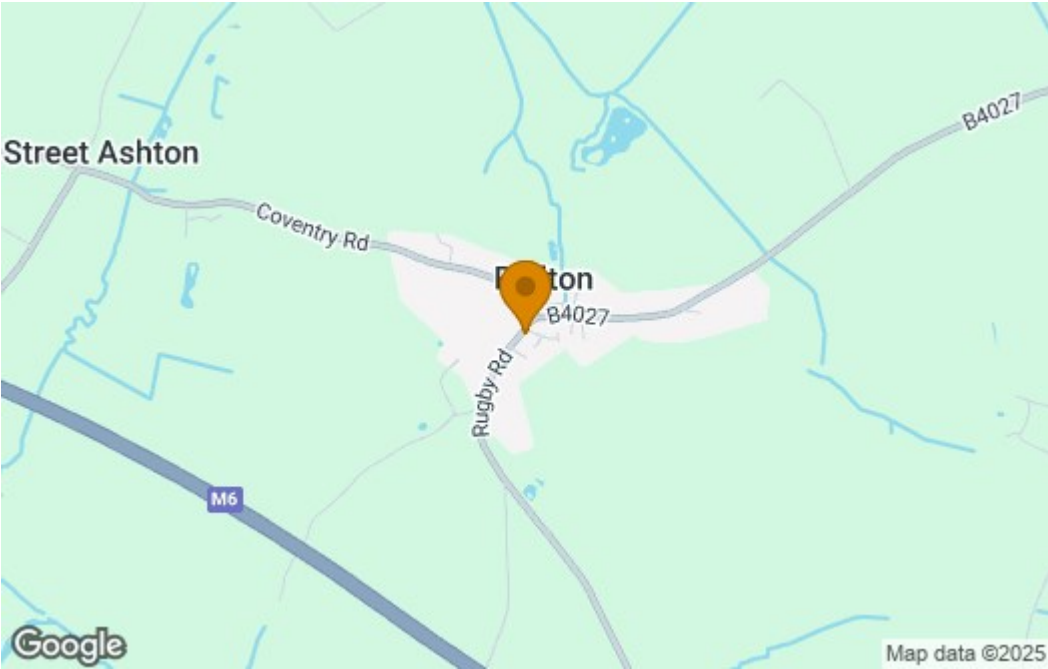
RUGBY ROAD

Approximate Gross Internal Area 1271 sq ft / 118.10 sq m

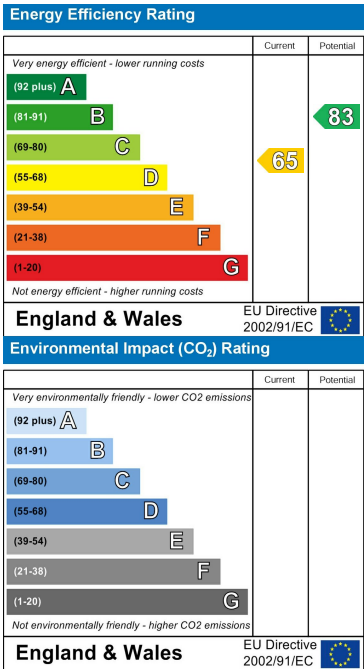


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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