



**EDWARD KNIGHT**  
ESTATE AGENTS

144 MONTAGUE ROAD, RUGBY, CV22 6LQ

£365,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully maintained four-bedroom detached residence, situated within one of Rugby's most desirable suburbs, Woodlands. The property benefits from a generous driveway, single garage, and a mature, well-established rear garden.

Upon entering, you are welcomed by a bright and inviting entrance hall which gives access to the shower room. The spacious living room provides an excellent reception space, ideal for family living and entertaining.

The first floor comprises four well-proportioned bedrooms, each offering comfortable accommodation. The master bedroom is particularly impressive, benefitting from a bespoke range of fitted wardrobes that provide ample storage. The bedrooms are served by a refitted shower room.

Externally, the property continues to impress with several practical outbuildings offering additional storage solutions, along with the garage which is equipped with power and lighting. The beautifully tended rear garden provides a peaceful retreat, featuring established planting and exceptional privacy.

This superb property represents an excellent opportunity to acquire a spacious family home in a highly sought-after location, available with no onward chain.



## LOCATION

The Woodlands area of Rugby is one of the town's most sought-after residential locations, well regarded for its peaceful, family-orientated atmosphere, established tree-lined streets, and excellent access to local amenities. Set to the north-west of Rugby town centre, Woodlands offers a harmonious blend of convenience and community, making it an ideal setting for families, professionals, and those seeking a tranquil yet well-connected place to live.

The Woodlands community enjoys a wide selection of everyday conveniences, including local shops, supermarkets, cafes, and popular takeaways, while the town centre is just a short drive away and offers an extensive choice of restaurants, leisure facilities, gyms, and retail outlets. For outdoor enthusiasts, the area provides ample green spaces, walking routes, and access to nearby parks, offering ideal spots for relaxation, dog walking, and family activities.

Commuters will appreciate the excellent transport connections. Rugby Train Station provides direct services to London Euston in under an hour, as well as frequent links to Birmingham, Coventry, and Northampton. Major road networks including the M1, M6, A14, and A5 are easily accessible, making Woodlands a convenient base for those needing regional or national travel.



Overall, the Woodlands area combines a welcoming residential feel with strong schooling options, a well-established community spirit, and outstanding transport links-making it a consistently desirable and well-connected part of Rugby.







#### **HALLWAY**

16' 5" x 5' 9" (5m x 1.75m)

#### **KITCHEN/BREAKFAST ROOM**

10' 5" x 10' 3" (3.18m x 3.12m)

#### **DINING ROOM**

10' 4" x 8' 9" (3.15m x 2.67m)

#### **SHOWER ROOM**

4' 8" x 5' 2" (1.42m x 1.57m)

#### **MASTER BEDROOM**

15' 1" x 9' 1" (4.6m x 2.77m)

#### **BEDROOM TWO**

11' 7" x 7' 5" (3.53m x 2.26m)

#### **BEDROOM THREE**

10' 7" x 7' 8" (3.23m x 2.34m)

#### **BEDROOM FOUR**

8' 7" x 9' 9" (2.62m x 2.97m)

#### **BATHROOM**

5' 5" x 6' 6" (1.65m x 1.98m)

#### **GARAGE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		