2 Two Pike Leys, Rugby, Warwickshire, CV23 0GS

HOWKINS & HARRISON

2 Two Pike Leys, Rugby, Warwickshire, CV23 0GS

Guide Price: £565,000

An executive six bedroom property arranged over three floors with double garage, off-road parking for numerous vehicles and an enclosed rear garden. Located in the popular residential area of Coton Park, the property is ideally placed for easy access to local amenities and the road networks.

Features

- Six bedroom executive home
- Master suite with an en-suite bathroom and wardrobes
- Second bedroom with en-suite
- Accommodation over three floors
- Two recently re-fitted bathrooms
- Large galleried landing
- Fitted wardrobes to all bedrooms
- Three reception rooms
- Kitchen and utility room
- Double garage and off-road parking
- Enclosed rear garden

Location

Coton Park is a popular residential area on the outskirts of Rugby. It is ideally placed for the commuter owing to its ease of access to transport links, including the M6, M1, and A14. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston in under 60 minutes. Coton Park is popular with families having plenty of play areas and open spaces for walks. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, hairdressers, and a renowned butchers shop, among others.

Ground Floor

A UPVC door leads into a spacious entrance hall, with stairs rising to the first floor, doors leading to the ground floor accommodation and two useful storage cupboards. The dining room has an attractive bay window overlooking the front aspect and has been fitted with engineered oak flooring, which complements the study, which also benefits from engineered oak flooring and a bay window. Located to the rear of the property, the kitchen/breakfast room is fitted with a variety of oak wall and base units including a cutlery drawer and pan drawers, with laminate work surfaces over. Integrated appliances include a double electric oven, gas hob with extractor fan over, dishwasher, fridge and freezer. There is ceramic tiling to the floor and double French doors with glazed panels either side, which afford plenty of natural light. Accessed from the kitchen, the utility has further oak wall and base cabinets, a door to the rear garden and space with plumbing for a washing machine and tumble dryer. The sitting room has further engineered oak flooring, dual aspect windows and French doors to the rear garden. The focal point to the room is an attractive stone effect feature fireplace with contemporary gas fire inset.

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First Floor

From the landing there are double doors to an airing cupboard and further doors providing access to the family bathroom and four double bedrooms, all with fitted wardrobes and one benefitting from its own en-suite. The principal bedroom overlooks the rear aspect and is light and spacious with triple aspect windows and has been fitted with contemporary walk-in wardrobes. The recently refitted en-suite is stylishly appointed with a panelled bath, fully tiled shower enclosure with sliding glass door, a wall mounted wash hand basin and wc with wall mounted flush. The room is finished with complementary contrasting marble-effect tiling, enhanced by elegant gold fittings and a matching gold heated towel radiator. The recently refitted family bathroom is finished to a high standard, also featuring complementary contrasting marble-effect tiling, a separate shower enclosure, wall-mounted vanity unit with wash hand basin, and WC with concealed cistern and wall-mounted flush.

Second Floor

An attractive galleried landing boasts a generous space, which could be ideal for creating a study area, and leads to two further bedrooms. The largest bedroom of the two has Velux windows, fitted wardrobes and an en-suite with ceramic floor tiles, chrome and glass double shower enclosure, which is fully tiled, WC and a wash hand basin with a Velux window over. Bedroom six also has fitted wardrobes to one wall and a Velux window.

Outside

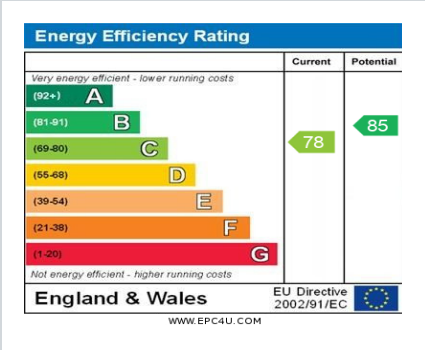
To the front of the property there are planted borders either side of the front door and a tarmacadam driveway, which leads to the double garage with two up and over doors. A side gate leads to the rear garden which is mainly laid to lawn and benefits from a patio area, ideal for outdoor dining and entertaining. There is a garden shed and raised beds planted with a variety of shrubs and plants. The boundaries are enclosed by close board fencing and a brick-built wall.

Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – G.



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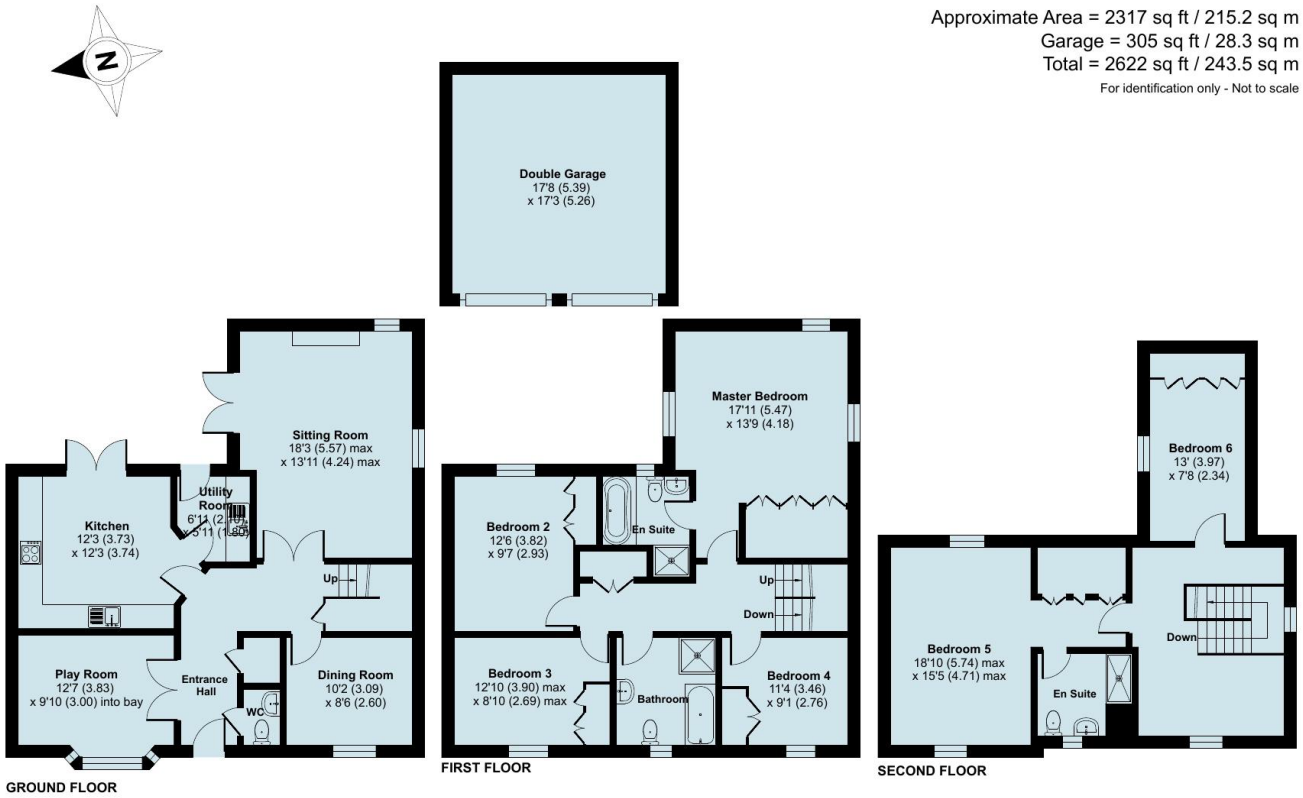
Approximate Area = 2317 sq ft / 215.2 sq m
Garage = 305 sq ft / 28.3 sq m
Total = 2622 sq ft / 243.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1501729

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