



Lane End  
Merttens Drive | Rugby | Warwickshire | CV22 7AH

# LANE END



*A charming family home with close to 3,000 ft<sup>2</sup> of accommodation, in a quiet town centre location, with four bedrooms, including a principal bedroom with dressing room and refitted ensuite bathroom, a drawing room with vaulted ceiling, and sheltered, mature gardens in excess of 1/3 of an acre.*



# KEY FEATURES

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Lane End' is a charming, detached family home, dating back to the 1870's with a later extension in the early 1900's. The house has been greatly improved by the present owners, with stunning character features, particularly the stunning drawing room with its oak panelling and vaulted ceiling, and its 'eyebrow' style windows set within the thatched roof. Sitting on the edge of a conservation area, but conveniently within a few minutes' walk from Rugby town centre and its railway station, the house sits in a 0.38-acre plot surrounded by mature gardens and shaped lawns, offering plenty of parking and privacy behind the gated driveway. Mainly single storey with two first floor bedrooms and a shower room, it makes a versatile family home. The current sellers have refitted the ensuite bathroom with luxurious fittings, redecorated the stunning drawing room to create a light and spacious feel, replaced a lot of the flooring in the home, together with the majority of the boundary fencing, along with an upgrade on the central heating system and wiring to make the house more efficient for the demands of modern living. The expansive accommodation continues with a large kitchen breakfast room, with island unit, cloakroom, utility room, study, a second ground floor bedroom with ensuite and dining room with views of the grounds. Externally the garaging has been refurbished, and the property occupies enviable private grounds, which are minutes away from 'the hustle and bustle' of Rugby town centre and the station which has regular trains to London in under an hour.

## Ground Floor

The property is entered via a double-glazed casement door with two fixed panels leading into the very welcoming entrance hall. A Rennie Mackintosh style staircase rises to the first floor, with a step leading down to the cloakroom. Within this area there is an oak door leading to the gardens and a secondary glazed rear window. Leading down to the bedrooms, the corridor has an attractive archway and display alcove. A lockable door appropriately leads into the drawing room, which has oak panelling and an impressive vaulted and beamed ceiling, completely redecorated recently with new radiators installed to create an incredible feature room. There is a central fireplace with a brick hearth and an inset multi-fuel stove. This fabulous reception room was added in around 1918 and has secondary glazed windows on three sides, with the large bay window overlooking the main gardens to the front. From the hallway, double doors lead into the dining room, which has an arched internal window and secondary glazed leaded light window overlooking the garden. Opposite there is a useful 'work from home' office with a window overlooking the garden.

The kitchen/breakfast room is both a light and spacious room and would be ideal for modern family living. It was re-designed and fitted with pine base units incorporating work surface areas and a stainless-steel sink unit. There are large dry food cabinets with drawer sets and a central island incorporating both wine and spice racks, a newly installed AEG electric double oven with a four-ring gas hob and built in extractor canopy above with plumbing for a dishwasher, tiled floor, down lighters, three windows providing attractive views over the side and rear garden. A further glazed door leads to the utility room, which also has a tiled floor and space for a tall fridge/freezer unit, tumble dryer and plumbing facilities. There is a double base unit with stainless steel sink unit. There is a part polycarbonate roof, a recently upgraded gas-fired central heating boiler, with Hive system, a double-glazed window and casement door to the gardens.

















The master bedroom has a dressing area with quality wardrobes and a secondary glazed rear window. It has ceilings with coving and an archway leading into the room, reading light points, rear window and a coved ceiling. The en-suite has been luxuriously refitted by our present owners with a range of contemporary tiling, a separate shower cubicle, panelled bath and electric under floor heating. The second ground floor bedroom has wall light points with an attractive, vaulted and beamed ceiling. It has both side and rear windows overlooking the gardens. This room has a walk-in wet room with a shower unit, pedestal wash-hand basin and a low-level flush WC. This fully tiled area has high-level down lighters and a fitted extractor fan.







## First Floor

The first-floor landing is an ideal working area with space for a bureau and an eyebrow window overlooking the garden. An airing cupboard houses the hot water cylinder with ample linen space. Bedroom three is another generous double room with a rear window. This room also has a vaulted ceiling (some limited headroom) with exposed purlins. Bedroom four has a central T-post with exposed purlins and has an eyebrow window overlooking the garden and some under-eaves storage space. These two first floor bedrooms are serviced by a fully fitted shower room which has a built-in vanity unit with a wash-hand basin and a low-level flush WC. There is a fully tiled shower enclosure with an electric shower unit, fully tiled walls and a rear window, which has been recently redecorated with new flooring.









## Outside Gardens & Parking

The property sits towards the back of the plot, which extends to 0.38 of an acre in total. To the front of the house, the garden measures 160ft x 78ft. Across the front of the property there is a paved terrace, the remainder of the garden is laid to lawn. There are some fine established trees within the garden, including several birch trees. There are well-stocked deep flower borders along all three sides with eucalyptus, rhododendrons and an established magnolia. In amongst the evergreen trees, shrubs and bushes there are also a fine array of snowdrops, daffodils and roses to make an impressive and colourful display. Three quarters of the boundary fences have been replaced ensuring privacy and security and there is an attractive timber summerhouse and green house on the side boundary.

The property is entered via a sweeping shingle driveway providing turning facilities and off-road parking for several vehicles. To the left of the driveway there is a refurbished double garage with two up and over doors with both light and power connected, and painted floors. There is plenty of storage available under the pitched and tiled roof. Attached to the garage is a useful garden store/workshop with stable door, with light and power connected.

Behind the house there is a low maintenance garden extending to over 100ft wide, with a maximum depth of around 27ft. There is well-stocked circular flower border and a cherry tree. There are two further well-stocked flower borders. This area of the garden is enclosed by wooden fencing and brick walling along all three sides, and there is gated access to Merttens Drive.



- Greatly improved detached period property with many character features
- Stunning drawing room with vaulted ceiling, dining room & study
- Large kitchen/breakfast room, utility & cloakroom
- Four double bedrooms, three bathrooms (two en-suite)
- Recently refitted ensuite bathroom
- 0.38 Acre total plot with sheltered private gardens
- Double garage, workshop & parking
- Unique quiet town centre location with easy access to Rugby School and station
- Edge of conservation area
- FREEHOLD EPC D





# LOCATION

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Rugby is a historic market town in eastern Warwickshire, close to the borders with Leicestershire and Northamptonshire. It lies about 83 miles north of London and roughly 11 miles east of Coventry. As of the 2021 census, the town has a population of around 78,000 and serves as the administrative and commercial centre for the wider borough of Rugby.

The town's history stretches back to ancient times, with evidence of Iron Age and Roman settlements nearby — notably the Roman site of Tripontium just south of the town. Rugby was granted a market charter in 1255, and for centuries it remained a modest agricultural community. Its real expansion came in the late 18th and 19th centuries with the development of the canal network and, later, the arrival of the London and Birmingham Railway in 1838, which turned Rugby into an important transport hub and stimulated rapid industrial growth.

Rugby is most famous as the birthplace of the sport that bears its name. According to legend, in 1823 a Rugby School pupil named William Webb Ellis broke the conventions of a football game by picking up the ball and running with it. Whether entirely true or not, that moment became part of sporting folklore, and Rugby School played a major role in formalising and spreading the game's rules. Today, the Webb Ellis Rugby Football Museum in the town centre celebrates this heritage with exhibits about the school, early players, and the evolution of rugby as a global sport.

In modern times, Rugby remains a lively market town with a strong sense of community and pride in its sporting legacy. The town is home to The Rugby Football Club — known as the Rugby Lions — who play at Webb Ellis Road and field men's, women's, and junior teams. Another well-established club, St. Andrews RFC, offers similar opportunities across all age groups and genders. Beyond the town, Warwickshire as a county has a rich rugby tradition, with the Warwickshire Rugby Football Union overseeing more than forty clubs and having achieved considerable success in national county competitions.

Rugby today combines its historic character with a mix of industry, education, and culture. Its excellent transport links, good schools, and proximity to the M1 and M6 make it a popular location for commuters and families, while its connection to one of the world's great sports continues to define its identity both locally and internationally.



# INFORMATION

### Services, Utilities & Property Information

Tenure – Freehold.  
EPC Rating – D.  
Council Tax Band – G.  
Local Authority – Rugby Borough Council.  
Property Construction – Standard – brick and thatched roof  
Electricity Supply – Mains supply.  
Water Supply – Mains supply.  
Drainage & Sewerage – Mains drainage and sewerage.  
Heating – Mains gas central heating.  
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.  
Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.  
Parking – Garage parking for 2 cars and driveway parking for 4+ cars.

**Directions** – Postcode CV22 7AH

### Viewing Arrangements

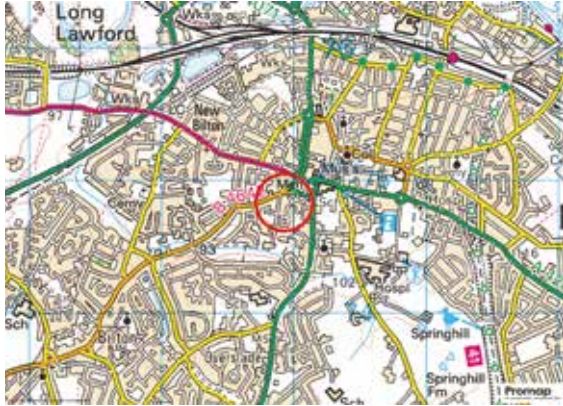
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

### Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

### Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





FLOOR 1

GROSS INTERNAL AREA: 2954 sq ft, 273 m2  
 GARAGE 361 sq ft, 34 m2, STORAGE 145 sq ft, 13 m2

**OVERALL TOTALS: 3460 sq ft, 320 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
 FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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