



**Connells**

Lower Street  
Rugby



# Lower Street Rugby CV21 4NT

for sale offers over  
**£290,000**



## Property Description

Connells are delighted to offer the opportunity to acquire this impressive three bedroom, detached family home, nestled within the heart of Rugby on Lower Street in Hillmorton. Lower Street in brief comprises of; front porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally, there is a lovely rear garden, driveway and a new car port with parking for multiple vehicles, plus a detached garage. This property also benefits from gas central heating throughout, combi boiler and double glazing.

Lower Street is in the catchment area for Paddox primary school and the outstanding rated Abbots Farm Junior School. The property is also within the catchment area for the popular Ashlawn High School offering a grammar stream and is within walking distance to local shops, amenities and parks.

The property is also a short drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788

579880 to arrange your exclusive viewing on this must see home!

## Front Of Property

To the front of this house you approached with a low maintenance front lawn with shrubs and hedges, a driveway to front and a newly fitted car port to the side for further vehicles, also allowing access to the single garage to rear and rear garden. The front entrance sliding door leads onto;

## Front Porch

Front porch with main door leading to;

## Entrance Hall

A welcoming entrance hall with a built in storage cupboard, stairs rising to the first floor landing and window to the front aspect.

## Lounge

12' 4" x 13' 1" ( 3.76m x 3.99m )

Spacious bright and airy lounge with a window to the front aspect and an archway flowing through to;

## Dining Room

12' 10" x 10' 7" ( 3.91m x 3.23m )

The dining room features built in storage units, window to the rear aspect and french doors leading out to the rear garden decking area.

## Kitchen

8' 11" x 8' 8" ( 2.72m x 2.64m )

Featuring a range of wall and mount base units and fitted sink + drain. There is appliance space for an oven, fridge freezer and washing machine. There is also an understair storage/walk in pantry space, and window to the rear aspect.

## Landing

First floor landing with an airing cupboard, loft hatch providing loft access and a window to the side aspect.

## Bedroom One

13' 4" x 10' 10" ( 4.06m x 3.30m )

Spacious master bedroom featuring built in wardrobes and window to the front aspect.

## Bedroom Two

11' 11" x 10' 1" ( 3.63m x 3.07m )

Featuring built in wardrobe and window to the rear aspect.

## Bedroom Three

9' 5" x 7' 11" ( 2.87m x 2.41m )

Featuring built in storage cupboard and window to the front aspect.

## Family Bathroom

With a built in bath and shower over, wash hand basin with storage, low level WC and window to the rear aspect.

## Garage

20' 7" x 8' 4" ( 6.27m x 2.54m )

Detached single garage to rear with light and power and a new front entrance door.

## Rear Of Property

An enclosed rear garden with side access, laid to lawn with patio and decking area. The garden holds a greenhouse and purpose built storage shed.



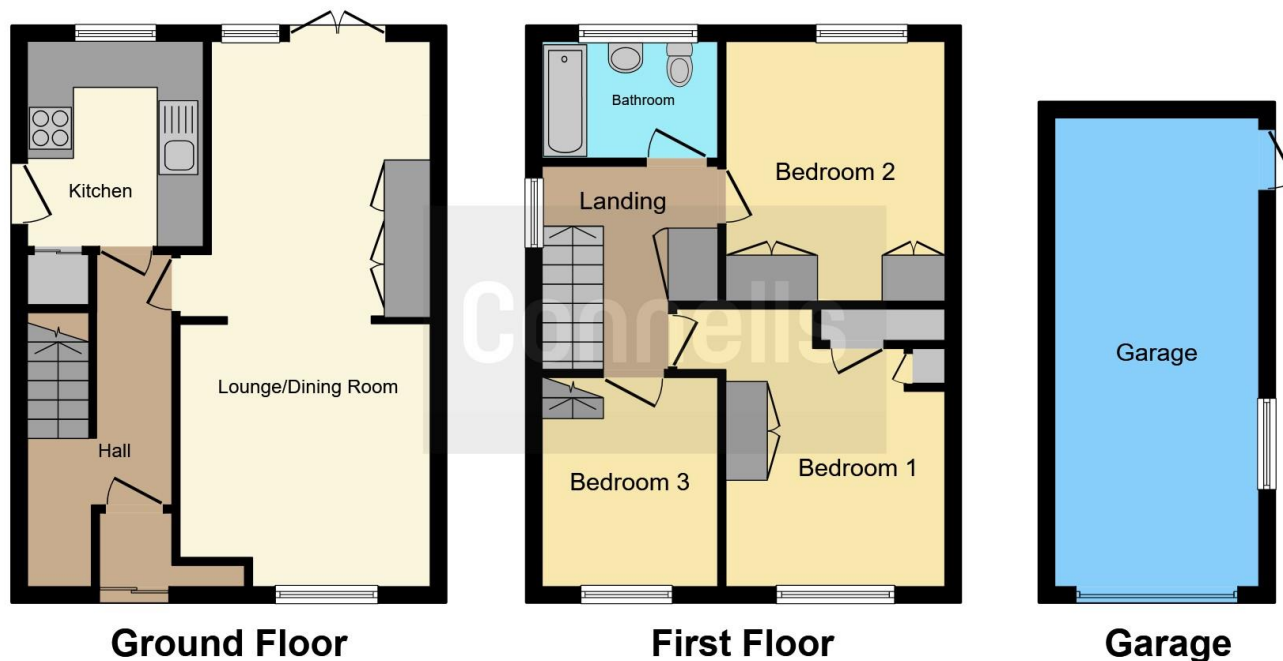












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107313](http://connells.co.uk/Property/RBY107313)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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