



**Connells**

Orson Leys  
Rugby



## Property Description

Located in one of Rugby's most desirable residential areas, this spacious detached family home offers generous and flexible living space with views over beautiful mature gardens to front and rear. The home features five well-proportioned bedrooms, two reception rooms and a bright and airy conservatory, for everyday living and entertaining.

The ground floor includes an entrance porch, spacious hallway, lounge, dining room, kitchen, utility room, conservatory and a WC and shower room. Upstairs, the first floor offers five good-sized bedrooms, a family bathroom, a large spacious landing and access to a boarded loft.

Externally, the property benefits from a mature, well-maintained rear garden -an ideal setting for outdoor relaxation and activities. A garage and carport provide useful additional parking and storage.

Orson Leys is within walking distance of Rugby town centre, which offers a mix of High Street and independent shops alongside numerous restaurants, bars and coffee shops. The area is well served by reputable primary and secondary schools, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The location also provides convenient access to major road networks and Rugby Railway Station, with regular services to London Euston in under 50 minutes.

This property presents an excellent

opportunity to acquire a spacious home in a highly desirable location with potential to extend, if desired.

### Porch

### Entrance Hall

Large hallway, useful store cupboard/ pantry and under stairs storage.

### Shower Room

Electric shower, w/c, sink.

### Lounge

18' 11" x 12' 3" ( 5.77m x 3.73m )  
Front to rear of property, patio doors.

### Dining Room

11' 3" x 10' ( 3.43m x 3.05m )  
To rear of property, patio doors.

### Kitchen

9' 11" x 9' 11" ( 3.02m x 3.02m )  
To rear of property, tiled floor, wall & base units, electric oven & gas hob, plumbing for dish washer.

### Utility Room

15' 2" x 6' 11" ( 4.62m x 2.11m )  
To rear of property, side access.

## Conservatory

18' 5" x 9' 9" ( 5.61m x 2.97m )

To Rear, tiled floor.

## Landing

Spacious Landing, Window to front, loft access.

## Bedroom One

13' 7" x 9' 11" ( 4.14m x 3.02m )

To rear of property, fitted wardrobes.

## Bedroom Two

10' 2" x 9' 11" ( 3.10m x 3.02m )

To rear of property, built in cupboard.

## Bedroom Three

10' x 8' 11" ( 3.05m x 2.72m )

To front of property.

## Bedroom Four

10' 1" x 9' 11" ( 3.07m x 3.02m )

To rear of property.

## Bedroom Five

10' 5" x 8' 8" ( 3.17m x 2.64m )

To front of property.

## Front Garden

Established garden with grass, flowers & bushes.

## Rear Garden

Patio & lawn with and extensive range of flowers, trees and ornamental shrubs. There is also a sizeable shed offering additional garden storage.

## Parking

Driveway & Carport.

## Outbuilding

Garage with lights & electric, side access to rear garden.









**Ground Floor**



**First Floor**

Total floor area 165.9 m<sup>2</sup> (1,786 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
Band: F

Tenure: Freehold

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