



Connells

Old Inn Court
Lilbourne Rugby



Property Description

ONWARD CHAIN COMPLETE

Connells are pleased to market this superb three bedroom, semi-detached home situated in a desirable village on Old Inn Court in Lilbourne, Rugby. Old Inn Court in brief comprises of; entrance, generous lounge, open plan kitchen/diner, utility room, downstairs WC, three good size bedrooms with an en suite to master, and family bathroom. Externally, there is a well maintained rear garden, allocated off road parking to the front for approximately two vehicles, plus a single garage.

The village of Lilbourne has a range of local amenities in its vicinity such as the village pub and a farm shop. There is a community bus which offers a shopping service to the near by town of Rugby, which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also well positioned for the commuter with easy access to A5, A14, M1, M6 and M45 and a short drive to Rugby Railway Station offering 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!

Entrance

A welcoming entrance space with stairs rising to the first floor landing.

Lounge

Spacious family lounge featuring windows to the front and side aspect.

Kitchen/Diner

A lovely open plan kitchen/diner featuring a range of wall and mount base units, double doors to the side, and windows to the rear and side aspect. Integrated appliances include a double oven, hob & extractor fan, fridge freezer, sink & drain and dish washer.

Utility Room

Utility off kitchen featuring space for a washing machine and tumble dryer, sink & drain, wall and mount base units, and door to the rear aspect.

Downstairs Cloakroom

With low level WC, sink and frosted window to the front rear aspect.

Landing

First floor landing with a built in water tank cupboard and loft hatch providing loft access.

Bedroom One

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

En Suite

En suite off the master bedroom with a walk in shower, low level WC, sink, heated towel rail and frosted window to the side aspect.

Bedroom Two

Featuring built in wardrobes and window to the front aspect.

Bedroom Three

Featuring a built in wardrobe and window to the rear aspect.

Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and two frosted windows to the rear aspect.

Rear Of Property

Low maintenance rear garden with astro turf and side accessibility.

Parking

This property comes with allocated off road parking for approximately two vehicles to the front aspect.

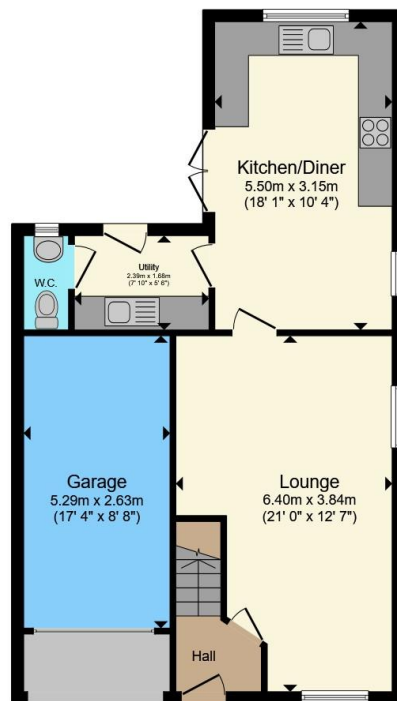
Garage

Single garage.

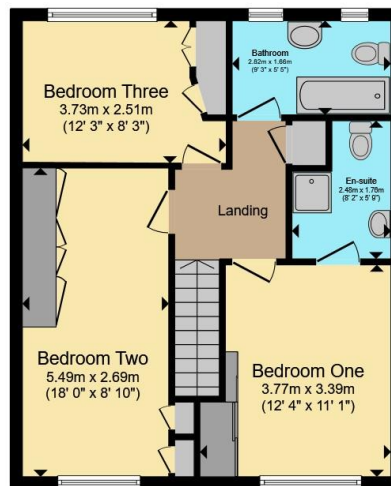








Ground Floor



First Floor

Total floor area 118.0 m² (1,271 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



To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108041



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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