



49 Boughton Road

RUGBY, CV21 1BH

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever dreamed of life in a luxuriously renovated detached home with great commuter links, easy access to local shops, schools and to the Great Central Walk? This dream can be your new reality with this stylish home!!

Property at a glance

- Stylish Freehold Detached Family Home
- Three Generous Double Bedrooms
- Sleek, Modern Kitchen
- Feature Media Wall With Inset Electric Fireplace
- Three Luxurious Bathrooms
- Pergola Outdoor Seating Area
- Private & Spacious Rear Garden
- Excellent Commuter Transport Links
- Retail Park Shopping Within Walking Distance
- Local Schools Within Walking Distance





It's a pleasure to introduce you to this beautifully presented three-bedroom detached family home! This spacious home offers three bedrooms, three bathrooms, feature media wall with a wall mounted TV and an inset electric fireplace, a light and airy conservatory, a spacious rear garden with a dedicated outdoor seating area with a Pergola and a large wooden garden shed.

This beautifully presented three-bedroom detached house offers a generous West-facing rear garden. The rear garden offers an awning which shades a large patio which would make a perfect spot for an outdoor dining table and chairs for alfresco dining and relaxing on a summer evening. The middle of the garden is laid to lawn with beautifully manicured, mature shrubs on each side. At the rear of the lush green garden is an outdoor seating area with a solid wood pergola roof and a wooden garden shed which benefits from having electrical connection. The rear garden is also home to, rain water butt storage for gardening and a walkway which provides side access from the front to the rear of this spacious home on one side and a large storage shed on the opposite side of this beautiful family home.

This spacious home is ideally located in a prime town centre location of Boughton Road. Residents are drawn to this area due to its proximity to Junction One and Elliott's Field Retail parks and also to Swift Valley Nature Reserve and the Oxford Canal Walk. There are also excellent commuter links locally with convenient access to Rugby Railway Station and the M1 & M6 motorways, as well as easy access to Rugby's vibrant town centre and Rugby's excellent network of local schools.

“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”



The Seller's View

"The heart of the home, the Living Room! We absolutely love to host our family around the holidays so naturally, our living room becomes the social hub during this time."

"Our favourite memories are of sitting by the fireplace, having a warm mulled wine and entertaining our family and guests at Christmas."

"During the Spring, we love to gaze out to the garden from the Living Room and Conservatory at the blossoming flowers."

"What attracted us to this house was its location. It is in a great location with Rugby town centre and Elliot's Field Retail Park just a few minutes away."



"Our favourite room – The Living Room"

Directions

Heading east on M6 at junction 1, take the A426 exit to Rugby. At the roundabout, take the 2nd exit onto A426. At the next roundabout, take the 2nd exit and stay on A426. At the next roundabout, take the 2nd exit onto Leicester Road. At Kipling Roundabout, take the 1st exit onto Boughton Road. 49 Boughton Road, Rugby CV21 1BH will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - C

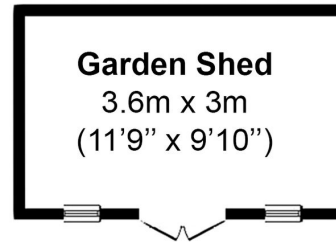
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

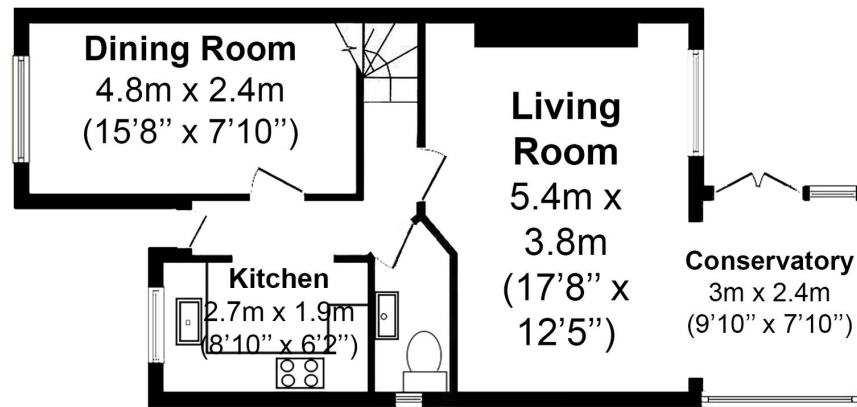
Amenties/Distances

Town Centre 1.7 miles
Primary Schools 0.7 miles
Train Station 0.6 miles
Motorway Links 1.9 miles
Airport 25.6 miles
Nearest City 14.3 miles
Bus Stop 0.1 miles
University 13.8 miles
Hospital 11.4 miles

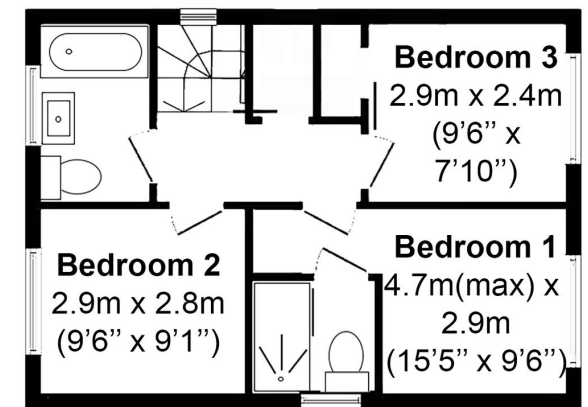
Boughton Road, Rugby, CV21



Total Approximate area - 104 sq.m./ 1119 sq.ft.
Area of House - 93 sq.m./ 1001 sq.m.
Garden Shed - 10.8 sq.m./ 116 sq.ft



Ground Floor



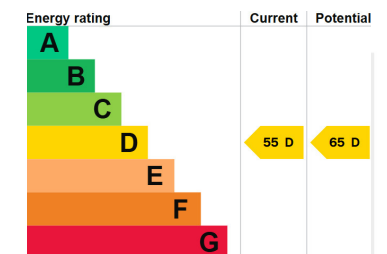
First Floor

Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. For a free valuation, contact the numbers listed on the brochure.



About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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