



28 Fawsley Leys, Rugby, Warwickshire, CV22 5QZ

HOWKINS &
HARRISON

28 Fawsley Leys,
Rugby, Warwickshire,
CV22 5QZ

Guide Price: £550,000

A rare opportunity to acquire this individually designed property, built in the 1970s and lovingly maintained by its one careful owner from new. Situated in the highly sought after location of Hillside, the property was thoughtfully extended during the 1980s to create additional living space, including a spacious dining room, conservatory, and an enlarged principal bedroom benefiting from its own en-suite bathroom.

Features

- Sought after residential location
- Individually designed four bedroom detached home
- Three reception rooms
- Built-in kitchen
- Utility room and ground floor cloakroom
- Tandem garage
- Master bedroom with en-suite
- Large family bathroom
- Private rear garden
- Large in and out driveway



Location

The property is situated just over a mile from Rugby town centre in the established and popular residential area of Hillside, just off Dunchurch Road. From here it is only a short drive (or a brisk walk) to the centre of town which offers an extensive range of shopping facilities including national retailers and independent outlets. Rugby also has a mainline train station which offers a frequent service to London Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.



Ground Floor

The property is accessed via a UPVC glazed porch, leading into a light and airy entrance hall featuring an attractive open-riser staircase to the first floor. Glazed panels and double doors open into the sitting room, where the distinctive 1970s design is complemented by an exposed stone fireplace and generous full height windows which flood the room with natural light and provide views over the beautifully maintained rear garden. Double doors and glazed panels provide access through to the dining room, creating a wonderful sense of flow between the living spaces. The sitting room also leads into a further cosy seating area/snug, with a door providing access to the kitchen. Fitted with oak cabinetry, the kitchen benefits from integrated cooking appliances, a dishwasher and ample space for a table and chairs. A door provides convenient access to the side of the property. The entrance hall also gives access to the dining room, utility room, ground floor cloakroom and integral garage. The dining room provides an excellent space for entertaining and leads into a UPVC conservatory, where doors open directly onto the rear garden, offering an ideal spot to relax and enjoy the outlook.





First Floor

The first floor offers four well proportioned double bedrooms, three of which benefit from built-in wardrobes. The principal bedroom features an extensive range of fitted wardrobes and access to a private en-suite bathroom, complete with an impressive five piece suite. The remaining bedrooms are served by a larger than average family bathroom, fitted with a modern white suite comprising of a fitted vanity unit with wash hand basin and wc, panelled bath, separate shower enclosure and a chrome heated towel radiator, complemented by a spacious airing cupboard and additional built-in storage. The landing is particularly light and airy, enhanced by a window positioned above the staircase, affording plenty of natural light.



Outside

The front of the property benefits from an attractive block paved in and out driveway, providing ample off-road parking for several vehicles and convenient access to and from the property. The frontage is further enhanced by a selection of mature shrubs and plants. To the rear, the property enjoys a private and enclosed garden, offering a pleasant outdoor space for relaxation and entertaining. The garden is beautifully maintained and features a large block paved patio area, ideal for outdoor seating, dining and entertaining, together with a lawn providing additional space for outdoor activities. A variety of mature shrubs and herbaceous plants create an attractive setting throughout the seasons.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Contact Tel:01788-564666.

Fixtures and Fittings

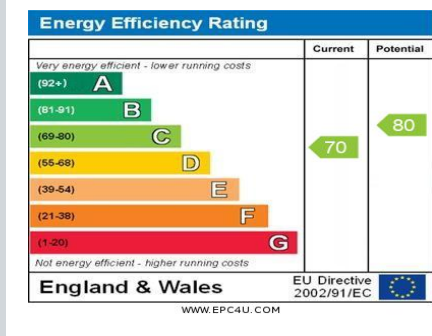
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



Howkins & Harrison

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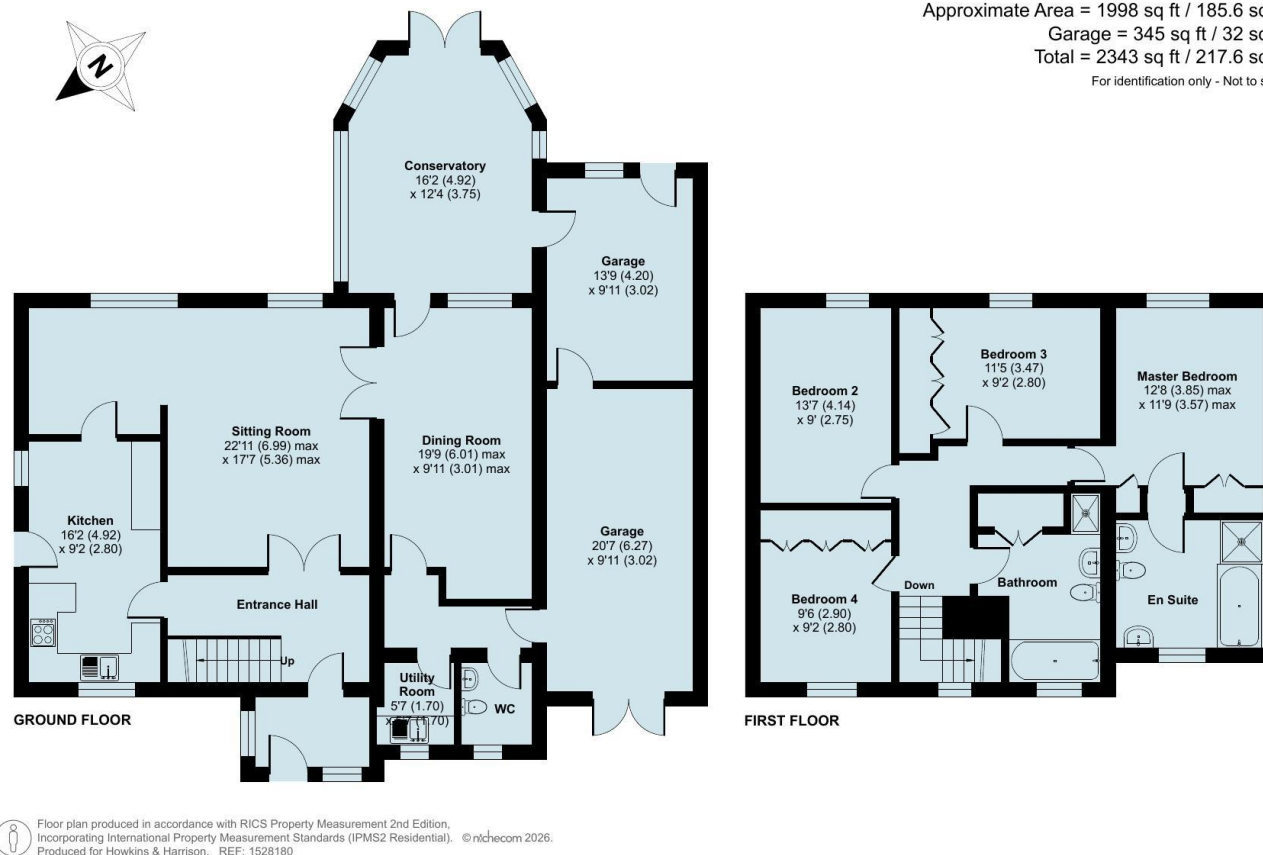
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Approximate Area = 1998 sq ft / 185.6 sq m

Garage = 345 sq ft / 32 sq m

Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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