



**Connells**

Northampton Lane  
Dunchurch Rugby



### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to market this spacious link detached home with room for improvement in a highly desirable village location. This property is on Northampton Lane and briefly comprises of; entrance hall, downstairs WC, spacious lounge/dining area, sitting room/potential fourth bedroom, kitchen, utility, three bedrooms and family bathroom. Externally, there is a generous rear garden, allocated off road parking to the front.

Dunchurch is a picturesque village steeped in history with its own shops, public houses, restaurants, public and private schooling for all ages, conveniently situated for Sainsbury's superstore, Rugby town centre with its wide range of shops and amenities, Rugby Railway Station and within easy access to Coventry, Leamington Spa and the motorway networks.

Don't miss out and call us on 01788 579880 to arrange your exclusive viewing.

## Front Of Property

Lawn area to the side and off road allocated parking to the front for approximtely two vehicles.

## Entrance

Stairs rising to the first floor landing.

## Lounge/Dining Area

A spacious open plan lounge/diner. Window to the front and rear aspect.

## Kitchen

A range of wall and mount base units. Built in oven and and space for fridge freezer and dish washer. Window to the side aspect.

## Utility

Utility off kitchen with space for a washing machine and tumble dryer.

## Downstairs Cloakroom

Downstairs WC off kitchen.

## Sitting Room

A versatile second reception room which also makes an ideal fourth bedroom. Window to the front aspect.

## Landing

Loft hatch, boiler room and window to the side aspect.

## Bedroom One

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

## Bedroom Two

Built in cupboard and window to the rear aspect.

## Bedroom Three

Built in cupboard and window to the front aspect.

## Bathroom

Family bathroom with built in bath, low level WC, sink, towel rail and window to the rear aspect.

## Rear Garden

Lawn and patio area.

## Additional Features

This property comes with gas central heating.

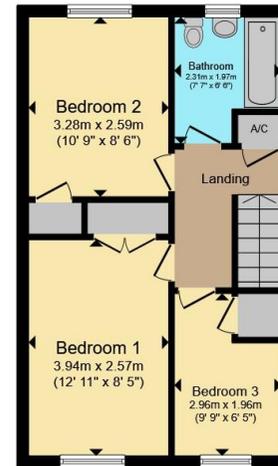








**Ground Floor**



**First Floor**

Total floor area 104.6 m<sup>2</sup> (1,126 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)



To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: D Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107842](http://connells.co.uk/Property/RBY107842)**



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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