



Connells
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FOR SALE

Connells

Lobelia Close
RUGBY

Lobelia Close RUGBY CV23 0AT

for sale offers in the region of
£365,000



Property Description

***BEAUTIFULLY
PROPERTY***

PRESENTED

Connells are delighted to bring to market the opportunity to acquire this impressive detached family home on Lobelia Close in Coton Park, Rugby. Lobelia Close in brief comprises of; entrance hall, downstairs WC, spacious lounge, open plan fitted kitchen/diner, utility room, four generous bedrooms with en suite to master, and family bathroom. There is an integrated garage, allocated off road parking to front, plus a front and rear garden. This property also benefits from gas central heating and double glazing throughout.

Coton Park is North of Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Coton Park is also close to great transport links, including the M6, M1 and A14, Elliott's Field and Junction One retail parks and Rugby train station which offers a regular services to Birmingham and London Euston in under an hour. There is also an excellent range of state, grammar and private schools in the area.

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

Entrance

Stairs rising to the first floor landing with built in storage.

Downstairs Cloakroom

Low level WC, sink and window to the rear aspect.

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

Spacious family lounge featuring window to the front aspect.

Kitchen/Diner

18' 5" x 11' 3" (5.61m x 3.43m)

A modern open plan fitted kitchen/diner featuring a range of wall and mount base units and breakfast bar. Integrated appliances are to include oven with four gas hob and extractor fan, fridge freezer, sink + drain and dish washer. There is also double doors leading to the rear garden and window to the rear aspect.

Utility Room

6' 11" x 6' 1" (2.11m x 1.85m)

Utility room off the kitchen featuring space for a washing machine and tumble dryer, storage units plus side door allowing for side access.

Landing

First floor landing with loft hatch providing loft access.

Bedroom One

14' 5" Maximum x 13' 5" Maximum (4.39m Maximum x 4.09m Maximum)

Spacious master bedroom featuring fitted wardrobes, built in storage cupboard and window to the front aspect.

En Suite

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

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Featuring space for wardrobe and window to the front aspect.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Featuring space for wardrobe and window to the rear aspect.

Bedroom Four

9' 8" x 7' 2" (2.95m x 2.18m)

Featuring space for wardrobe and window to the rear aspect.

Bathroom

Main bathroom with built in bath and shower over, low level WC, sink, heated towel rail and window to the rear aspect.

Garden

A well maintained front and rear garden laid to lawn with extra patio area and side accessibility.

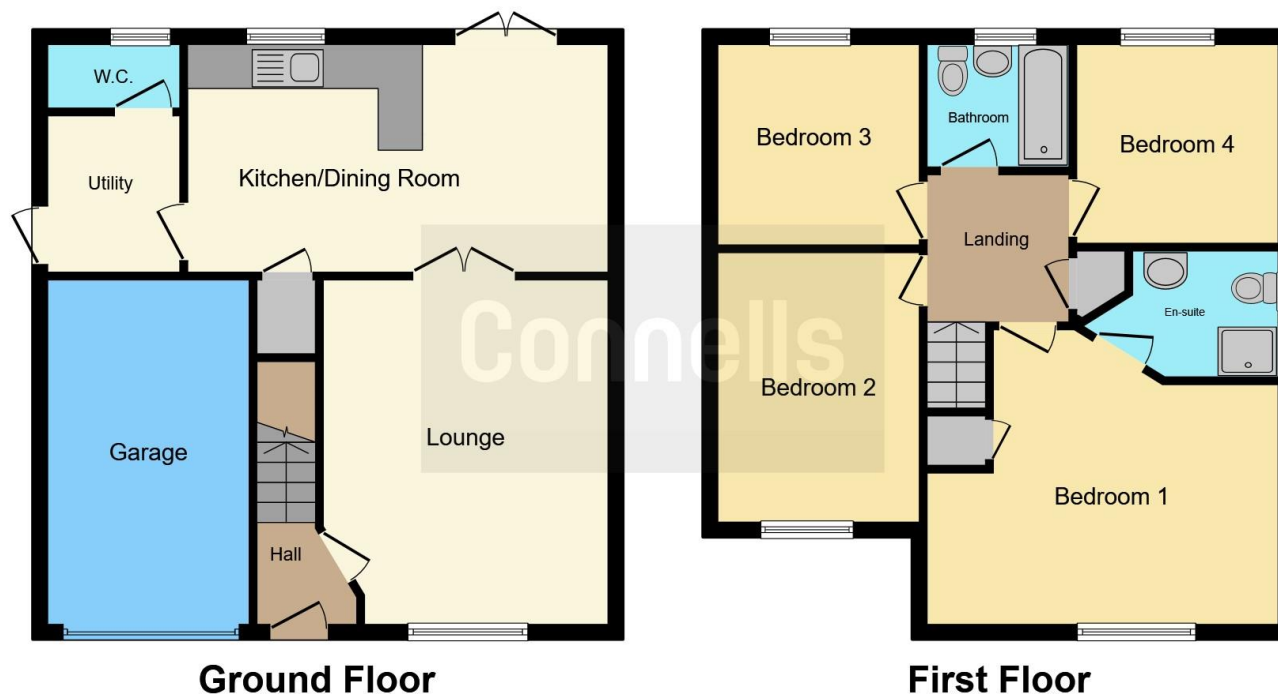
Parking

This property benefits from a single integrated garage, plus allocated off road parking to the front for approximately two vehicles.









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.focalagent.com

To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107417



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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