



Connells

Sandy Lane
New Bilton Rugby

Sandy Lane New Bilton Rugby CV21 2UR

for sale offers in excess of
£275,000



Property Description

NO ONWARD CHAIN

Connells are pleased to bring to market this deceptively spacious, two bedroom detached home on Sandy Lane in Rugby. In brief, this well presented property comprises of; entrance hall, kitchen, lounge/diner, sun room/versatile reception space, study, two generous bedrooms both with dressing rooms, en suite and shower room, plus a garage. Externally, there is also a lovely rear garden with a useful summer house and a driveway to the front for approximately four vehicles.

Lawford Road is conveniently located in a highly sought after area, within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.

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

Front Of Property

To the front of the property there is a driveway to the front for approximately four vehicles.

Entrance

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

Kitchen

Featuring a range of wall and mount base units and space for a cooker, fridge freezer, dish washer and washing machine. Window to the front aspect. Ground floor.

Shower Room

Shower room with a walk in shower, low level WC, wash hand basin and frosted window to the front aspect. Ground floor.

Garage

An integrated garage, making an ideal additional reception/bedroom if converted. Ground floor.

Study

An ideal study area off the family lounge, on the ground floor. Storage cupboard off this room. Lower ground floor.

Lounge/Dining Room

A spacious open plan lounge/dining room ideal for socialising or relaxing. Window to the rear aspect. Lower ground floor.

Sun Room

A versatile sun room, play room and more to the rear of the property. Doors leading to the rear garden. Lower ground floor.

Landing

First floor landing with a Velux window.

Bedroom One

Spacious master bedroom featuring built in wardrobes, and an upstairs dressing area with a window to the side aspect. First floor.

En Suite

En suite off bedroom one with a built in bath and shower over, low level WC, wash hand basin and Velux window. First floor.

Bedroom Two

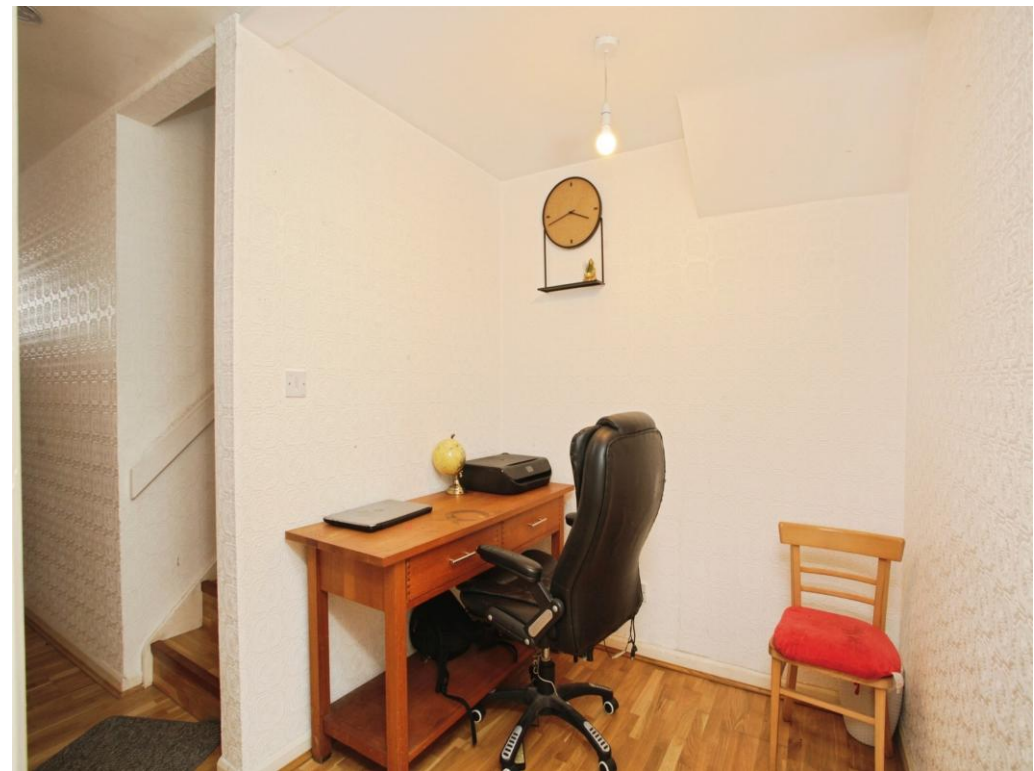
Featuring space for a wardrobe, and an upstairs dressing area with storage eves, plus a window to the side aspect. First floor.

Rear Of Property

A good size low maintenance rear garden with a storage shed and side accessibility. There is also a summer house in the rear garden with power connected, which makes a useful home office, hobby room or additional entertaining space.

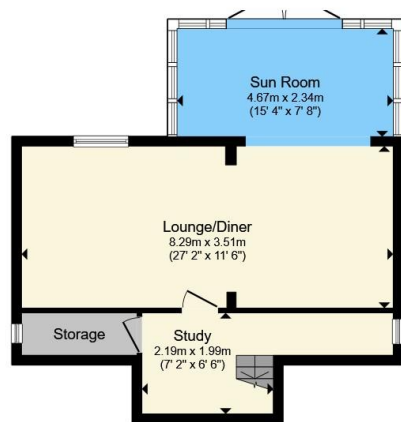
Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

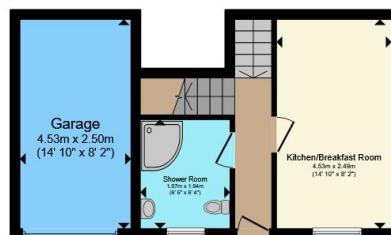




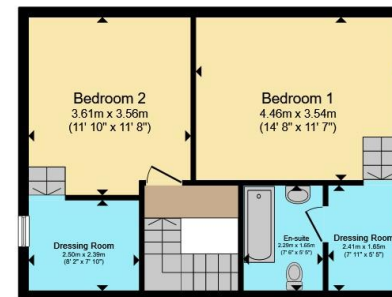




Lower Ground Floor



Ground Floor



First Floor

Total floor area 133.0 m² (1,432 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

Connells

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108173



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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