EDWARD KNIGHT
ESTATE AGENTS

13 HINDE CLOSE, BROWNSOVER , RUGBY, CV21 1NF

£360,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this deceptively spacious and extended four-bedroom detached family home, pleasantly situated at the end of a quiet cul-de-sac on Hinde Close in Rugby. Occupying a generous plot and offering approximately 1,670 sq ft of accommodation, including the garage, this versatile property provides an excellent opportunity for families seeking a spacious home with scope to personalise and modernise to their own tastes.

The ground floor accommodation comprises a welcoming entrance hall, a fitted shower room and a separate family room, ideal for use as a snug, playroom or home office. The spacious fitted kitchen offers an extensive range of cabinetry and work surfaces, opening into a separate dining area, which in turn leads to an impressive extended living room. This particularly generous reception room features an attractive fireplace and sliding patio doors opening directly onto the rear garden. A separate utility room completes the ground floor accommodation.

To the first floor, there are four well-proportioned bedrooms, several of which benefit from fitted storage, together with a family bathroom. The property further benefits from double glazing and gas-fired central heating throughout.

Externally, the property occupies a particularly generous plot, with beautifully established gardens incorporating lawned areas, mature planting, established hedgerows and a selection of decked and paved seating areas, ideal for outdoor entertaining and alfresco dining. To the front, an extensive block-paved driveway provides ample

off-road parking for several vehicles and access to the garage.

Offering substantial and flexible living accommodation in a peaceful residential setting, early viewing is highly recommended to fully appreciate the space, plot and potential this family home has to offer.

LOCATION

Brownsover is a popular and well-established residential area of Rugby, ideally situated for commuters, with excellent access to the surrounding road and motorway networks, including the M1, M6, A5 and A14. Rugby railway station is just a short drive away, offering regular mainline services to London Euston in under 50 minutes.

The area is equally appealing to families and outdoor enthusiasts, with the picturesque Swift Valley Nature Reserve and Great Central Railway Nature Reserve nearby, providing delightful walking routes and green open spaces.

Elliott's Field Retail Park is within easy reach, offering an excellent selection of high-street retailers, restaurants and cafés, including Marks & Spencer, Nike and Nando's. The property is also conveniently located within walking distance of local shops, a doctor's surgery and regular bus services, making it an ideal location for everyday family life.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is























issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Hinde Close, Rugby, CV21

Approximate Area = 1531 sq ft / 142.2 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1670 sq ft / 155.1 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edward Knight. REF: 1549913

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