



142 Lytham Road

RUGBY, CV22 7PH

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious family home with plenty of space for children to play, perfect for entertaining family and friends and with excellent local schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Terraced Home

Three Spacious Bedrooms

Built-In Wardrobes

Driveway Parking For Two Cars

Spacious Living Room

Generous Rear Garden

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Amenities Within Walking Distance

EPC Rating - C





It's a pleasure to introduce you to this ideal family home on Lytham Road! This generous terraced house offers three bedrooms, a spacious living room, a kitchen, a dining room, a bathroom, a cloakroom and a driveway able to comfortably accommodate two cars.

Outside, this beautifully presented three-bedroom terraced family home offers a very spacious rear garden. This garden is very well maintained and is bordered by mature trees and shrubs that are beautifully arranged. What's more there is a spacious paved area which makes the perfect place for alfresco dining and barbecues in the summertime. The rear garden offers outdoor lighting, a wooden shed and side access to the front of the house through a shared walkway.

Lytham Road is located in the ever so popular area of Bilton, located just minutes from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes approximately 50 minutes. Bilton is full of character and includes a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. Bilton offers many local amenities including two public houses, two supermarkets, a doctor's surgery, a chemist, a butchers, a specialist cheese shop and four churches, including St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School which is within a short walking distance of the property and the nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as the world-famous Rugby School.



The Seller's View

“Our family's favourite room is the living room. This is where we can all come together as a family and create lasting memories”

“Our favourite time of year is the summer. We have an extensive garden so its lovely to admire it in the warm sunshine and play outside with our kids.”

“What sealed the deal for us was the location. We are close to local shops, schools and there is a bus stop close by so we are only a short journey away from the town center. The neighbour hood is also very welcoming and kind.”



“Our favourite room – The Living Room”

Directions

Head northeast on the M45. At the roundabout, take the 1st exit onto Daventry Road. Turn right onto Rugby Road. At the roundabout, take the 1st exit onto Dunchurch Road.

At the roundabout, take the 1st exit onto Bawnmore Road. Turn right onto Overslade Lane. Turn left onto Lytham Road. 142 Lytham Rd Rugby CV22 7PH will be your left.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way,
Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - B

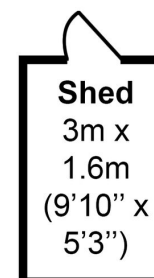
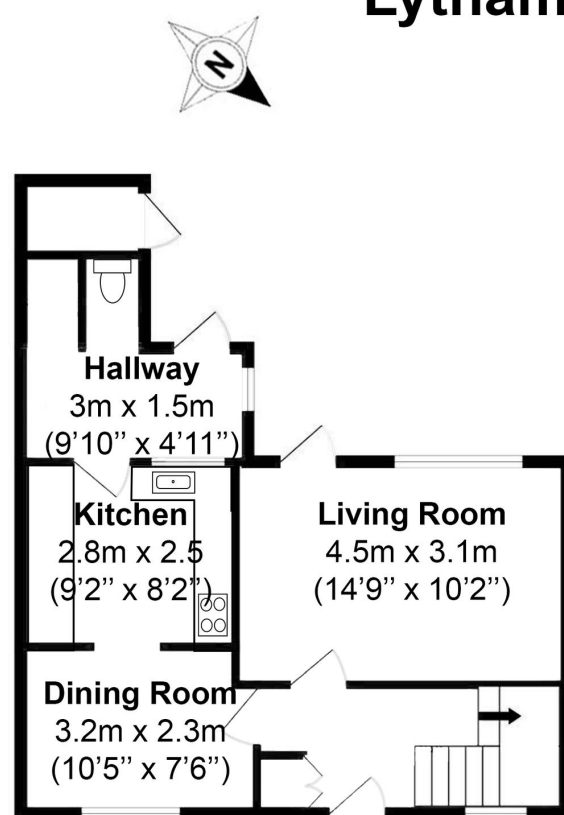
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

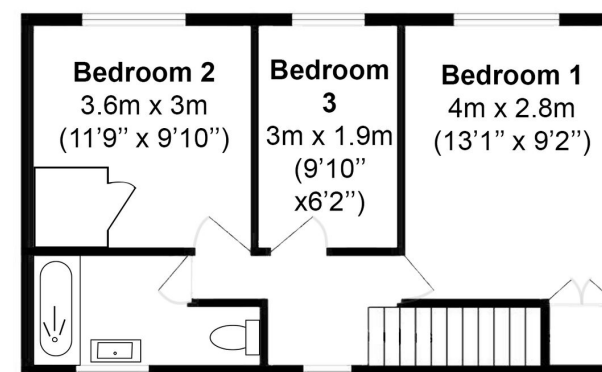
Amenities/Distances

Town Centre 1.2 miles
Primary Schools 1.9 miles
Train Station 2.3 miles
Motorway links 2.6 miles
Airport 22.9 miles
Nearest City 12.5 miles
Bus Station 0.1 miles
University 11.9 miles
Hospital 11.1 miles

Lytham Road, Rugby, CV22

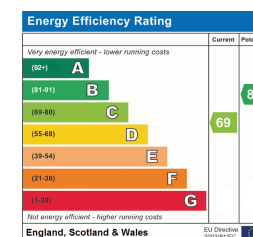


**Total Approximate Area -
91 sq.m./ 982 sq.ft.**



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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