



**EDWARD KNIGHT**  
ESTATE AGENTS

203 MONTAGUE ROAD, WOODLANDS, RUGBY, CV22 6LG

£325,000





## PROPERTY SUMMARY

A fantastic, detached bungalow with a double garage, occupying an enviable corner plot and offering exceptional potential for further enhancement or extension, subject to the necessary planning consents. This attractive home presents a rare opportunity for purchasers seeking generous accommodation, ample parking, and well-maintained gardens in a desirable position.

The well-kept and thoughtfully improved property is entered via an extended entrance hall, creating an immediate sense of space and welcome. The living room provides an ideal setting for both relaxing and entertaining, with ample natural light enhancing the comfortable atmosphere. The re-fitted kitchen has been upgraded to a high standard and features a range of quality units complemented by high-end integrated appliances, offering both practicality and style.

To the rear, a delightful conservatory overlooks the garden and serves as a versatile additional reception space. Currently used as a sitting area, it could easily double as a formal dining room, garden room, or home office depending on individual requirements.



An inner lobby leads to a useful boiler cupboard housing a Worcester combi boiler, ensuring efficient heating and hot water. There are two well-proportioned bedrooms, both offering comfortable accommodation with space for freestanding furniture. The shower room has been re-fitted and finished to a modern standard, providing a contemporary suite.

Externally, the property continues to impress. The front garden is of a good size and enhances the bungalow's kerb appeal, while a driveway provides ample off-road parking and access to the double garage. The garage itself benefits from an electric door, power, and lighting, making it ideal not only for vehicle storage but also for workshop or hobby use.

The rear garden is predominantly laid to lawn and enjoys a good degree of privacy. Established borders provide colour and maturity, and there are various seating areas thoughtfully positioned to take advantage of the sun throughout the day, making it perfect for outdoor dining and entertaining.

Offered for sale with no onward chain, this appealing bungalow combines space, versatility, and future potential in a highly desirable setting. Viewings are strictly by appointment only through the Edward Knight Regent Street office.

#### LOCATION

The Woodlands area of Rugby is one of the town's most sought-after residential locations, well regarded for its peaceful, family-orientated atmosphere, established tree-lined streets, and excellent access to local amenities. Set to the north-west of Rugby town centre, Woodlands offers a harmonious blend of convenience and community, making it an ideal setting for families, professionals, and those seeking a tranquil yet well-connected place to live.



The Woodlands community enjoys a wide selection of everyday conveniences, including local shops, supermarkets, cafes, and popular takeaways, while the town centre is just a short drive away and offers an extensive choice of restaurants, leisure facilities, gyms, and retail outlets. For outdoor enthusiasts, the area provides ample green spaces, walking routes, and access to nearby parks, offering ideal spots for relaxation, dog walking, and family activities.







Commuters will appreciate the excellent transport connections. Rugby Train Station provides direct services to London Euston in under an hour, as well as frequent links to Birmingham, Coventry, and Northampton. Major road networks including the M1, M6, A14, and A5 are easily accessible, making Woodlands a convenient base for those needing regional or national travel.

Overall, the Woodlands area combines a welcoming residential feel with strong schooling options, a well-established community spirit, and outstanding transport links-making it a consistently desirable and well-connected part of Rugby.



#### **ENTRANCE HALL**

5' 7" x 14' 5" (1.7m x 4.39m)

#### **LIVING ROOM**

10' 0" x 15' 9" (3.05m x 4.8m)

#### **KITCHEN BREAKFAST ROOM**

9' 4" x 15' 9" (2.84m x 4.8m)

#### **CONSERVATORY/DINING ROOM**

12' 3" x 9' 5" (3.73m x 2.87m)

#### **INNER LOBBY**

#### **MASTER BEDROOM**

10' 2" x 11' 6" (3.1m x 3.51m)

#### **BEDROOM TWO**

9' 5" x 8' 8" (2.87m x 2.64m)

#### **SHOWER ROOM**

5' 8" x 6' 3" (1.73m x 1.91m)

#### **OUTSIDE**

#### **DOUBLE GARAGE**



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		