

**10 Plantain Way  
Coton Meadows  
RUGBY  
CV23 0FG  
£265,000**



- **THREE BEDROOM**
- **OFF ROAD PARKING**
- **FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO LOCAL AMENITIES**

- **MODERN SEMI DETACHED**
- **POPULAR RESIDENTIAL AREA**
- **MODERN KITCHEN/DINER**
- **IDEAL FIRST TIME BUY**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the sought-after residential area of Coton Meadows, Rugby, this modern semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a contemporary bathroom, designed with comfort and convenience in mind. The good-sized garden is a delightful addition, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children.

Parking is made easy with off-road space for two vehicles, ensuring you will never have to worry about finding a spot. The location is particularly advantageous, as it is close to a variety of amenities, including shops, schools, and parks, making daily life both convenient and enjoyable.

This property is a wonderful blend of modern living and practicality, making it an ideal choice for those looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.

### **Accommodation Comprises**

Entry via part glazed modern composite door to:

#### **Entrance Hall**

Stairs rising to the first floor. Radiator. Door to:

#### **Lounge**

14'9" x 11'4" max (4.5 x 3.46 max)

Window to the front aspect. Window to the side aspect. Radiator. Connecting door to:

#### **Kitchen/Dining Room**

14'11" x 9'10" (4.55 x 3.02 )

Fitted with a range of base and eye level units. Roll top work surface incorporating a one and half bowl sink and drainer unit with mixer tap over. Integrated electric oven. Gas hob with extractor canopy over. Space for an upright fridge freezer. Space and plumbing for a dishwasher. Space and plumbing for an automatic washing machine. Tiled to splash areas. Recessed downlights. Window to the rear aspect. Radiator. Access to under stairs storage cupboard. Cupboard housing the gas central heating boiler. Connecting door to:

#### **Rear Lobby**

Part glazed door to rear aspect. Radiator. Connecting door to:

#### **W.C**

Low level w.c. Pedestal wash hand basin. Tiled to splash areas. Radiator. Recessed downlights. Extractor fan.

#### **Landing**

Access to loft storage space. Radiator. Connecting doors to:

#### **Bedroom One**

9'0" x 14'10" (2.75 x 4.54)

Two windows to the front aspect. Radiator. Access to storage cupboard.

#### **Bedroom Two**

13'11" x 7'7" (4.25 x 2.32)

Window to the side aspect. Window to the rear aspect. Radiator.

**Bedroom Three**

9'11" x 7'0" (3.03 x 2.15)

Window to the rear aspect. Radiator.

**Bathroom**

Fitted with a modern white suite to include panelled bath with electric shower over. Low level w.c and pedestal wash hand basin. Tiled to splash areas. Radiator. Extractor fan.

**Rear Garden**

Mainly laid to artificial grass. Large patio area adjacent to the rear of the property. Timber shed. Timber panel fencing to the boundary. Side pedestrian access.

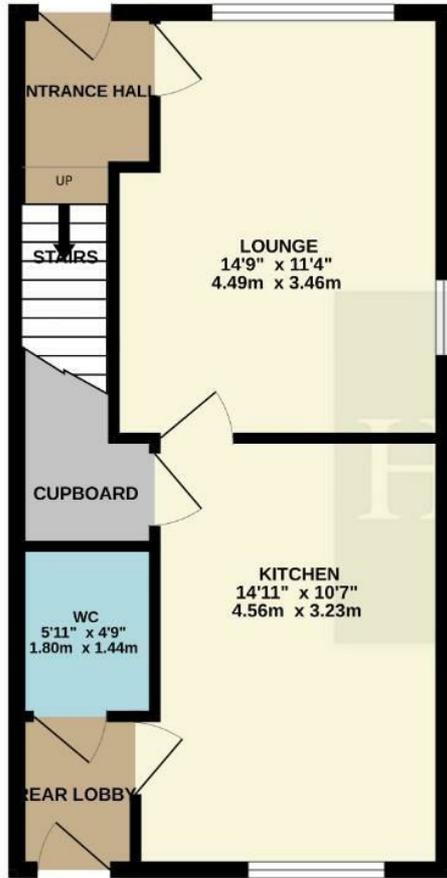
**Front Garden**

Area laid to lawn. Path leading to front entrance door. Low level hedgerow to boundary. Driveway for two vehicles to the side of the property.

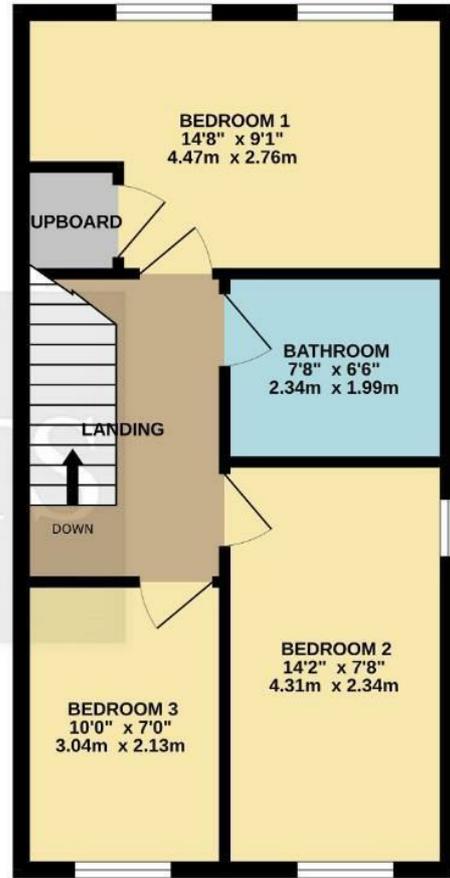




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.