



Connells

Pantolf Place  
Rugby





### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to bring to market this deceptively spacious and well presented family home on Pantolf Place, Rugby. Pantolf Place in brief comprises of; front porch, entrance hall, spacious lounge and dining room, kitchen, three bedrooms and bathroom. Externally, there is a well maintained front and rear garden, allocated off road parking for approximately two to three vehicles, plus a single detached garage. This property also benefits from gas central heating throughout.

Pantolf Place is within walking distance to local shops and amenities, The Newbold Crown Pub, local chip shop, bus routes and lovely dog walks. Newbold also offers excellent travel links with being a 5 minute drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is close to Rugby Town Centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home.

## Approach

Upon approach you are welcomed by a well maintained front lawn, with main entrance door leading to;

## Front Porch

Front porch with door leading to;

## Entrance Hall

Welcoming entrance hall with stairs rising to the first floor landing and an under stair storage cupboard.

## Lounge

12' 11" x 10' 3" ( 3.94m x 3.12m )

Featuring a gas fireplace and window to the front aspect. Archway leading to;

## Dining Room

11' 7" x 8' 10" ( 3.53m x 2.69m )

Featuring sliding doors leading to the rear garden.

## Landing

First floor landing with loft hatch providing loft access and window to the side aspect.

## Kitchen

11' 5" x 7' 6" ( 3.48m x 2.29m )

Featuring a range of wall and mount base units, sink & drain, and appliance space for a cooker, fridge freezer and washing machine. Door to rear garden and window to the side aspect.

## Bedroom One

13' 5" x 9' 11" ( 4.09m x 3.02m )

Spacious master bedroom featuring space for wardrobe and window to the front aspect.

## Bedroom Two

10' 10" x 9' 9" ( 3.30m x 2.97m )

Featuring a built in wardrobe and airing cupboard, window to the rear aspect.

## Bedroom Three

6' 6" x 10' 4" ( 1.98m x 3.15m )

## Bathroom

With built in bath and shower over, low level WC, sink and frosted window to the rear aspect.

## Rear Of Property

A well maintained generous rear garden with patio and shrubs, side access and storage shed.

## Garage

16' 6" x 8' 11" ( 5.03m x 2.72m )

Detached single garage with light & power and an up & over door.

## Parking

The property comes with allocated off road parking for approximately two to three vehicles to the side.



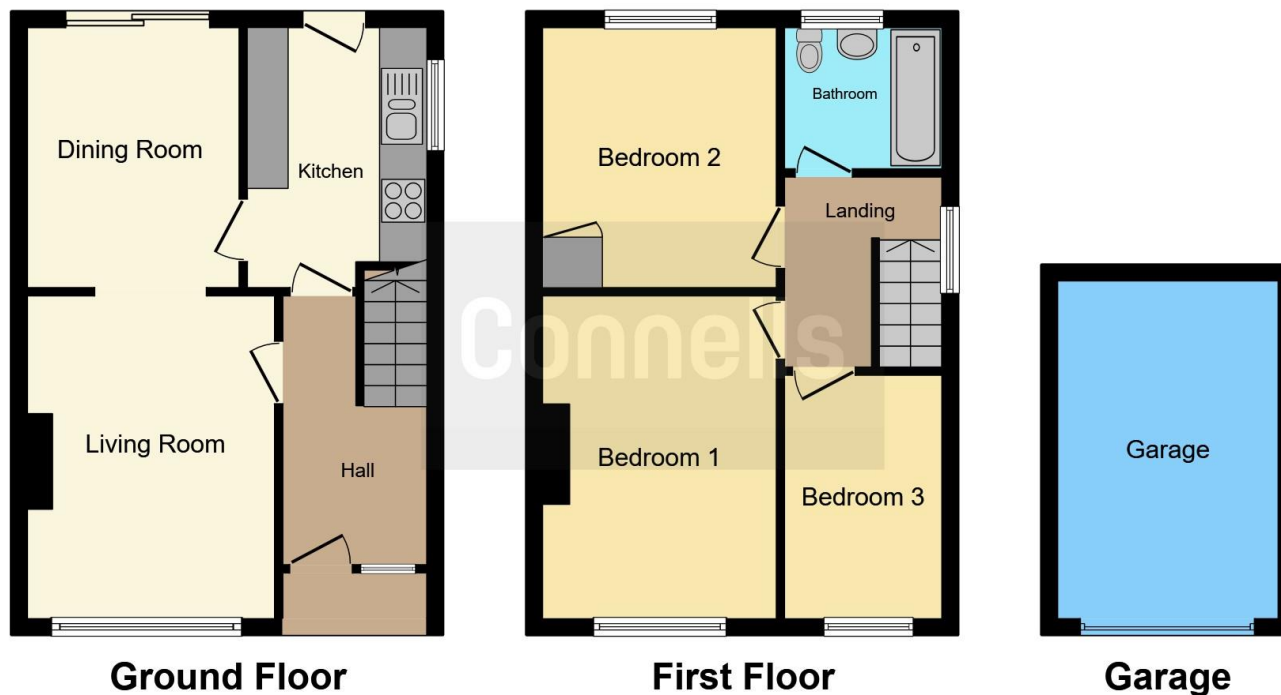












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107739](http://connells.co.uk/Property/RBY107739)**



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