





Edward Knight Estate Agents are delighted to offer for sale this stunning three-bedroom bungalow situated in the heart of Newbold. The bungalow is located within walking distance of local amenities and good schooling as well as offering easy access into the Rugby Town Centre, the train station, and all major road networks.



The property comprises of: Entrance hall, Lounge, Kitchen, Utility room, Conservatory, Three bedrooms - one of which is currently being used as a dining room, Bathroom, Mature rear garden and Driveway to the front providing off road parking for multiple cars.

ENTRANCE HALL

Double glazed, opaque door and window to front aspect. Radiator. Doors onto further accommodation.

LOUNGE

14' 11" max x 13' 2" (4.55m x 4.01m)

uPVC double glazed bay window to front aspect. Radiator. Gas fire with feature fireplace. Television and telephone points.

KITCHEN

9' 11" x 13' 2" (3.02m x 4.01m)

Wall and base units with Quartz work surfaces over. Sink and drainer unit with a mixer tap. Integrated induction hob with cooker hood above. Integrated double electric oven. Two integrated under counter fridges. Integrated microwave. Integrated dishwasher. Telephone point. Under counter lighting. Tiling to the splash backs. Radiator. uPVC double glazed window to side aspect. Door onto:

CONSERVATORY

11' 0" x 14' 4" (3.35m x 4.37m)

uPVC construction with active blue screened roof. Double glazed windows to side and rear aspects. Patio doors to the rear aspect. Power and lighting connected. Karndean flooring. Television point.



UTILITY ROOM

6' 4" x 6' 7" (1.93m x 2.01m)

uPVC double glazed window to rear aspect. Stainless steel sink and drainer unit with a mixer tap. Work surfaces. Space for washing machine and tumble dryer. Tiling to the splash backs. Space for fridge freezer. Storage cupboard.







BEDROOM THREE / DINING ROOM

12' 4" x 8' 2" (3.76m x 2.49m)

Opens into Conservatory. Radiator. Karndean flooring.

BEDROOM ONE

15' 10" x 12' 5" (4.83m x 3.78m)

uPVC double glazed bay window to front aspect. Built in wardrobes and drawers. Radiator.

BEDROOM TWO

15' 11" x 8' 4" (4.85m x 2.54m)

uPVC double glazed French doors and window to rear aspect. Radiator.

BATHROOM

Panelled bath with mixer taps and mains powered shower over. Low level WC. Wash hand basin vanity unit. Wall mounted slab radiator with towel rail. Extractor fan. Partly tiled walls. uPVC double glazed opaque window to the side aspect.

FRONT GARDEN

Low maintenance driveway with parking for multiple vehicles. Flower beds housing mature trees, plants and shrubs. Low level brick wall and timber fence surrounds.

REAR GARDEN

A mature garden with a range of patio, lawned and gravelled areas. Flower beds housing mature trees, plants and shrubs. Decking area with canopy. Timber built insulated work shop with power and lighting connected. Access to power points and water tap. Gated access to the side. Timber fencing surrounds.



Floorplan will go here



EPC will go here