





PROPERTY SUMMARY

We are delighted to present this fantastic, spacious four bedroom detached home located in Boughton Vale.

The accommodation which is set over two floors includes an entrance hall, fitted kitchen with integrated appliances, dining room and conservatory. There is also a bright living room with bay window, a ground floor WC, utility room with access to the garage. The first floor boasts a family bathroom and four well-proportioned bedrooms, the master having an en suite shower room. Externally the property benefits from ample off road parking for numerous vehicle's. The private rear garden is predominately laid to lawn with patio area, ideal for outdoor dining.

This property would make a great family home, and is ready to move into as the property is being sold with no chain. Viewing is highly recommended to appreciate this property, which are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Boughton Vale is a modern estate located to the North of Rugby's Centre. The property is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Great Central Railway nature walk is nearby similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's. The town centre itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops and is located approximately 3 miles away.







ENTRANCE HALL

12' 8" x 5' 10" (3.86m x 1.78m)

LIVING ROOM

16' 6" x 11' 9" (5.03m x 3.58m)

DINING ROOM

11' 9" x 10' 5" (3.58m x 3.18m)

KITCHEN

11' 11" x 11' 4" (3.63m x 3.45m)



UTILITY ROOM

7' 4" x 6' 4" (2.24m x 1.93m)

CONSERVATORY

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

W.C

4' 11" x 4' 2" (1.5m x 1.27m)

MASTER BEDROOM

13' 7" x 11' 8" (4.14m x 3.56m)

ENSUITE

12' 2" x 4' 11" (3.71m x 1.5m)

BEDROOM TWO

11' 6" x 7' 6" (3.51m x 2.29m)

BEDROOM THREE

9' 7" x 8' 9" (2.92m x 2.67m)

BEDROOM FOUR

8' 5" x 7' 5" (2.57m x 2.26m)

BATHROOM

8' 5" x 6' 9" (2.57m x 2.06m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		