



EDWARD KNIGHT
ESTATE AGENTS

236 NORTON LEYS, RUGBY, CV22 5RE

£325,000





SUMMARY

We are delighted to offer for sale this deceptively spacious four bedroom detached property located on the sought after Hillside development which is convenient for a range of amenities and sought after schools.

In brief the accommodation comprises of entrance hall, lounge, kitchen and cloakroom/ W.c. To the first floor there are four well proportioned bedrooms and a family bathroom with a three piece white suite. Externally there is a private rear garden and to the front the garden is laid to lawn with a driveway providing ample off road parking leading to a single garage.

The property is being offered with no onward chain.

LOCATION

The property is situated just over 1.5 miles from the town centre in an established and popular residential part of Rugby, being just off the Dunchurch Road. From here is it only a brisk 2 minute walk to Sainsburys Supermarket, there is also a regular bus service just a stones throw away from the property itself.

Rugby offers an extensive range of shopping facilities including an independent quarter, there is a mainline train station where trains offer a frequent service to Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.



There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff, Princethorpe College and world famous Rugby School.

ENTRANCE HALL

14' 2" x 6' 0 max" (4.32m x 1.83m)

LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m)

DINING ROOM

13' 1" x 10' 4" (3.99m x 3.15m)

CLOAKROOM/WC

7' 4" x 3' 6" (2.24m x 1.07m)

KITCHEN

15' 4" x 8' 6" (4.67m x 2.59m)

BEDROOM

13' 2" x 8' 9" (4.01m x 2.67m)

BEDROOM

16' 0" x 8' 9" (4.88m x 2.67m)

BEDROOM

12' 0" x 7' 6" (3.66m x 2.29m)

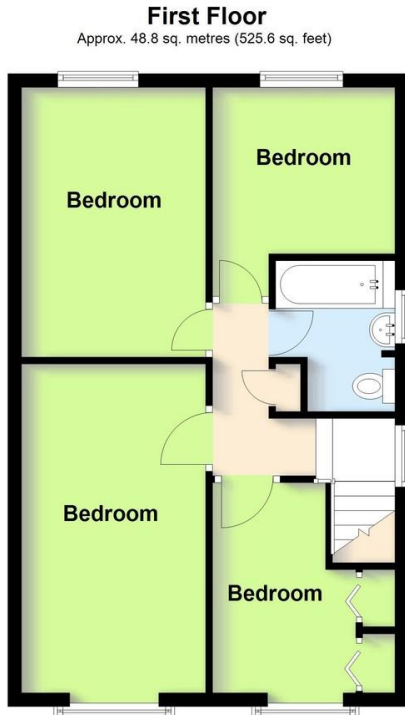
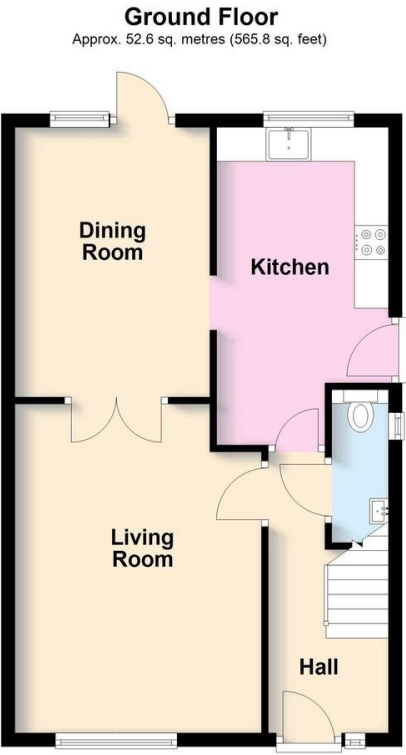
BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m)

BATHROOM

7' 3" x 7' 2" (2.21m x 2.18m)





Total area: approx. 101.4 sq. metres (1091.4 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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		