





PROPERTY SUMMARY

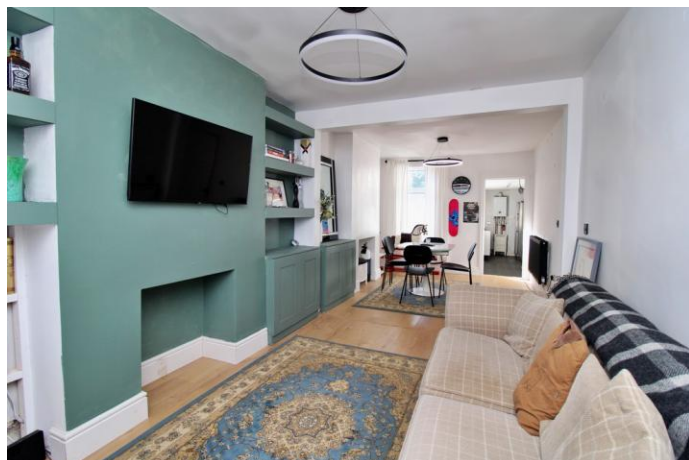
Located at the end of a quiet and peaceful cul-de-sac to the southwest of Rugby town centre, this beautifully refurbished bay-fronted Victorian home has been thoughtfully renovated throughout. Blending timeless period character with modern design, the property has been stripped back to brick, fully replastered, rewired, and enhanced with new carpentry fittings and internal doors throughout, ensuring a turnkey finish.

Now approximately 85% complete, the home presents a superb opportunity for the next owner to complete the final stages of the project - including fitting a new kitchen and landscaping the rear garden - to their own personal specification.

Perfectly positioned for both commuters and families, the property enjoys a tranquil setting while offering easy access to excellent transport routes, including the A45, A14, A5, M6, and M1.

Accommodation

A welcoming entrance hall introduces the home's sense of space and refinement. From here, the property opens into a generous open-plan lounge and dining area, beautifully lit by a large bay window that floods the room with natural light. This expansive living space combines comfort and versatility, ideal for modern family life or entertaining guests.



To the rear, the kitchen area provides a substantial footprint and excellent potential. While currently functional, it awaits the installation of new kitchen units and appliances - a perfect opportunity for the buyer to design a bespoke culinary space that complements the rest of the home's standard of finish.

First Floor

The first floor continues to impress with three well-proportioned bedrooms, each freshly finished and featuring new joinery and internal doors that enhance the home's cohesive modern style. The principal bedroom enjoys abundant natural light, while the additional bedrooms offer pleasant rear views over the garden.

The newly fitted modern shower room is a particular highlight, showcasing contemporary fixtures, stylish tiling, and a crisp, elegant design.

Outside

The property benefits from a substantial west-facing rear garden, extending to around 80 feet, which is notably large for a home of this style. The garden enjoys long hours of afternoon and evening sunshine - perfect for entertaining, outdoor dining, or simply relaxing in privacy. At the rear of the plot stands a large timber-framed outbuilding, offering versatile use as a workshop, or potential to convert into a home office, or studio space, ideal for those working from home or seeking additional leisure accommodation.





LOCATION

This property enjoys an ideal location within walking distance of Rugby town centre, offering a variety of High Street shops alongside independent retailers. Residents can also take advantage of numerous bars, restaurants, and leisure amenities nearby. Rugby railway station is conveniently close, providing frequent services to London Euston with a journey time of under 50 minutes.

The property benefits from excellent road connectivity, with easy access to major routes including the M6, M1, A5, and A45. Families will appreciate the proximity to a range of schooling options, including Lawrence Sheriff Secondary School, just a short stroll away.

Rugby railway station – approx. 1.7 miles

Elliot's Field Retail Park – approx. 1.2 miles

M6 Junction 1 – approx. 5 miles

ENTRANCE HALL

2' 9" x 12' 5" (0.84m x 3.78m)

LIVING DINING ROOM

25' 6" x 10' 2" (7.77m x 3.1m)

KITCHEN

16' 6" x 8' 1" (5.03m x 2.46m)

FIRST FLOOR

MASTER BEDROOM

11' 5" x 14' 9" (3.48m x 4.5m)

BEDROOM TWO

9' 2" x 6' 5" (2.79m x 1.96m)

BEDROOM THREE

10' 2" x 7' 9" (3.1m x 2.36m)

SHOWER ROOM

9' 2" x 4' 9" (2.79m x 1.45m)

