



EDWARD KNIGHT
ESTATE AGENTS

26 MACAULAY ROAD, SHAKESPEARE GARDENS, RUGBY, CV22 6HE

OFFERS OVER £350,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-maintained three-bedroom detached bungalow, set on a generous plot within the highly sought-after area of Shakespeare Gardens. The property enjoys a convenient location, close to a range of local amenities including a parade of shops, Sainsbury's supermarket, and excellent transport links.

Inside, the accommodation comprises a welcoming entrance hall, a spacious lounge/dining room, and a recently refitted kitchen featuring modern units and appliances. The refitted bathroom offers a stylish four-piece suite finished to a high standard.

Outside, the property benefits from a block-paved driveway providing ample off-road parking and access to a garage with an electric up-and-over door. The beautifully landscaped rear garden enjoys a mix of lawn and patio areas-perfect for alfresco dining-along with well-tended vegetable patches and mature fruit trees, offering a tranquil outdoor space.

Viewing is highly recommended to fully appreciate the quality and setting of this lovely home.

LOCATION

Ideally positioned just over a mile from Rugby town centre, this property enjoys a highly desirable and well-established residential setting just off the sought-after Dunchurch Road. The location offers the perfect balance of convenience and community, with easy access to local amenities and excellent transport connections. A regular bus service operates just a short walk from the property, while the town centre is only a



few minutes away by car - or a pleasant stroll for those who prefer to walk.

Rugby itself provides a comprehensive range of shopping and leisure facilities, including a vibrant independent quarter with cafés, boutiques, and restaurants, as well as popular high-street names and larger retail outlets.

For commuters, Rugby mainline train station offers fast and frequent services to London Euston in under 50 minutes, making the area particularly attractive to those who travel regularly. The town also benefits from superb road links, with convenient access to the A45, A5, A14, M1, and M6, connecting easily to surrounding towns and major cities across Warwickshire and the Midlands.

Families are exceptionally well catered for, with an excellent selection of both state and private schools nearby, including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School, Princethorpe College, and the world-renowned Rugby School.

This combination of accessibility, outstanding education, and strong community appeal makes this area of Rugby a consistently sought-after location for families and professionals alike.

ENTRANCE HALL

17' 1" x 9' 1" (5.21m x 2.77m)

L SHAPED LOUNGE DINER

19' 0" x 15' 1" (5.79m x 4.6m)

REFITTED KITCHEN



18' 7" x 8' 6" (5.66m x 2.59m)

BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m)

BEDROOM

9' 11" x 9' 1" (3.02m x 2.77m)

BEDROOM

9' 10" x 8' 1" (3m x 2.46m)

BATHROOM

9' 1" x 6' 2" (2.77m x 1.88m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	