





PROPERTY SUMMARY

Edward knight Estate Agents are delighted to present this perfectly kept three bedroom detached home with beautifully landscaped gardens, built by St Modwen Homes in 2016.

A covered storm canopy leads into a welcoming entrance hall featuring wood-effect flooring, stairs rising to the first floor, and access to the ground-floor accommodation. The hall also offers useful understairs storage and a cloakroom fitted with a WC and a wash hand basin.

The kitchen, positioned at the front of the property, is fitted with a modern range of base and eye-level units providing ample storage, complemented by an eye catching work surface. Integrated appliances include a double oven with gas hob with extractor hood, fridge/freezer, and dishwasher, with space and plumbing available for a washing machine.

Spanning the rear of the property is the bright and spacious lounge/dining room, enjoying abundant natural light from a rear window and French doors that open directly onto the garden. This versatile space provides an ideal setting for both relaxation and dining. An additional built-in cupboard offers further storage.

The first-floor landing gives access to two double bedrooms, a single bedroom, an airing/storage cupboard, and the family bathroom. The master bedroom benefits from a dedicated dressing area and a private en-suite shower room, featuring a Velux window and a contemporary white suite comprising a double shower enclosure, WC,



pedestal wash hand basin, heated towel radiator and part-tiled walls.

Bedrooms two and three are positioned to the front elevation, with bedroom two further enhanced by built-in double wardrobes. The family bathroom is fitted with a panelled bath with glass screen and shower, WC, pedestal wash hand basin, and heated towel radiator.

To the front of the property, a driveway provides off-road parking and leads to a single garage. A paved pathway retained by iron fencing with mature planted borders enhances the frontage. A paved pathway to the side of the property leads to the rear garden, which benefits from gated access.

The rear garden is mainly laid to lawn and is fully enclosed by timber fencing, creating a safe and private outdoor space. A paved patio area directly behind the property offers the perfect spot for outdoor seating and al fresco dining.

LOCATION

Laing Close enjoys an exceptionally convenient position within easy walking distance of both Rugby town centre and Rugby railway station. The town offers an excellent mix of high-street retailers, independent boutiques, supermarkets, and an impressive choice of cafés, restaurants, and bars, creating a lively and welcoming atmosphere for residents.

A wide range of additional amenities can be found just a short walk away at the popular Elliott's Field and Junction One retail parks. These modern shopping destinations provide a comprehensive



selection of national retailers, home and lifestyle stores, eateries, a gym, and a cinema, ensuring everything you need is close at hand.

The area is also well served for education, with excellent schooling available for all ages. Highly regarded institutions such as Lawrence Sheriff School and the world-renowned Rugby School are both within walking distance, along with several well-performing primary schools and further secondary options accessible by a short bus journey.







For commuters, the property offers outstanding transport links. Road connections are excellent, with easy access to the M1, M6, M45 and A45, making travel across the Midlands and beyond straightforward. Rugby railway station provides fast and frequent services, including a high-speed line to London Euston in under 50 minutes, as well as regular trains to Coventry, Birmingham, Northampton, and destinations further north.

This combination of convenience, connectivity, and comprehensive local amenities makes Bell Road a highly desirable place to live.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are

provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

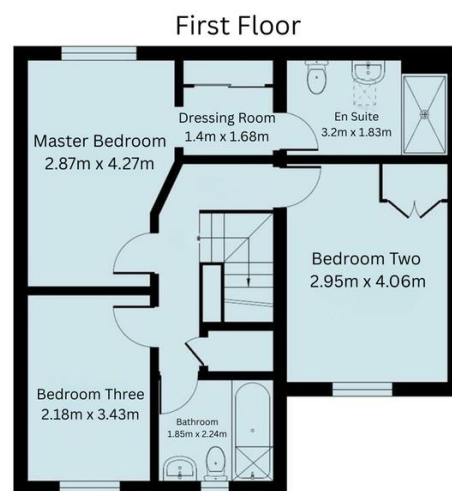
Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

GROUND FLOOR

ENTRANCE HALL

3' 6" x 11' 9" (1.07m x 3.58m)

Approximate Area - 91 sq m
Garage - 18 sq m
Total - 109 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		