



**EDWARD KNIGHT**  
ESTATE AGENTS

14 LOBELIA CLOSE, RUGBY, CV23 0AT

£240,000







#### PROPERTY SUMMARY

Edward Knight are delighted to present for sale this immaculately presented three-bedroom modern mid mews home, ideally positioned on a quiet road within the highly desirable Coton Park development. Constructed in 2020 by Persimmon Homes, this superb property is ready to move into and perfectly suited to first-time buyers, professionals, or growing families.

The well-planned accommodation comprises a welcoming entrance hall, a convenient ground-floor cloakroom, a bright and spacious living room, and a stylish open-plan kitchen/dining room. To the first floor are three well-proportioned bedrooms, principal bedroom with a modern en-suite shower room, complemented by a contemporary family bathroom.

Externally, the property continues to impress with two off-road parking spaces to the front and a private, south-facing rear garden, mainly laid to lawn with a patio area, providing an excellent space.

Early viewing is highly recommended. Viewings are strictly by appointment with Edward Knight Estate Agents, Regent Street Office.





## LOCATION

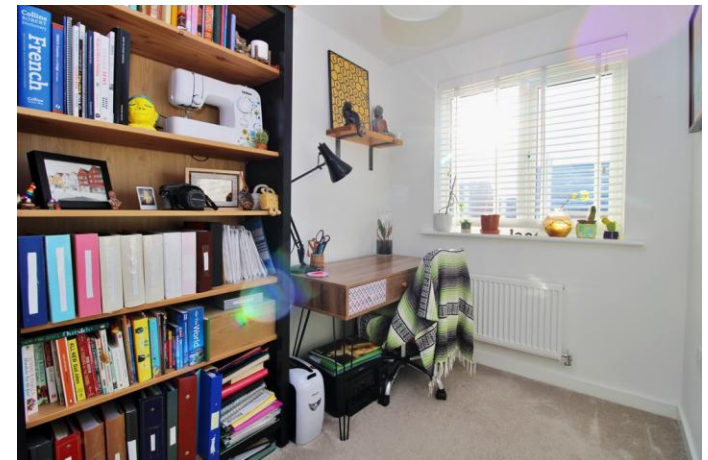
Lobelia Close enjoys an exceptional location that offers both superb commuter links and a wealth of local amenities, making it ideal for professionals, families, and nature lovers alike. Situated in the highly sought-after area of Coton Park, the property benefits from close proximity to key motorway networks including the M1, M6, A5, and A14-providing easy access to Birmingham, Leicester, Coventry, and beyond. For those who commute by rail, Rugby Railway Station is just a short drive away, offering direct high-speed services to London Euston in under 50 minutes, making daily travel to the capital both fast and convenient.

In addition to its excellent transport links, the property is just a short walk from Elliot's Field Retail Park-home to a wide variety of major high street stores, well-known department chains, restaurants, and cafés. Nearby amenities also include Tesco Superstore, Cineworld Cinema, and Nuffield Health Gym, ensuring that all your shopping, leisure, and fitness needs are easily catered for.

For those who enjoy the outdoors, the Warwickshire Wildlife Trust's Swift Valley Nature Reserve is located close by, offering scenic walking trails, diverse wildlife, and tranquil green spaces-ideal for weekend walks or morning runs. Whether you're commuting, shopping, dining, or simply enjoying a peaceful stroll in nature, this location offers a perfect balance of urban convenience and natural beauty.









## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### LIVING ROOM

14' 2" x 12' 1" (4.32m x 3.68m)

### KITCHEN/DINER

15' 3" x 8' 7" (4.65m x 2.62m)

## FIRST FLOOR

### MASTER BEDROOM

12' 1" x 9' 6" (3.68m x 2.9m)

### ENSUITE

### BEDROOM TWO

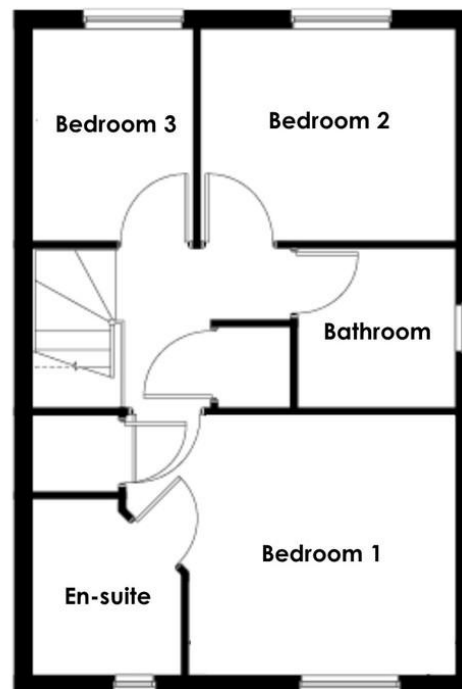
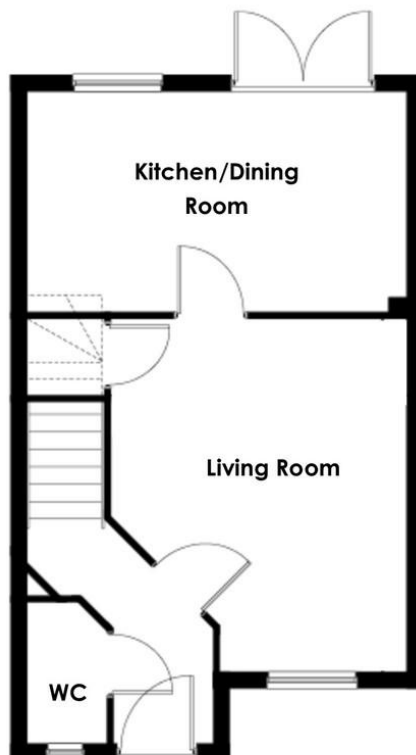
9' 0" x 7' 4" (2.74m x 2.24m)

### BEDROOM THREE

7' 5" x 5' 9" (2.26m x 1.75m)

### FAMILY BATHROOM





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		98
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	