



Connells

Montague Road
Rugby



Property Description

Connells are delighted to bring to the market this popular three bedroom detached home in the sought after area of Woodlands, Rugby. This property is ideally situated close to schooling, bus routes and local amenities to include Sainsburys Super Store. In brief this property comprises: entrance hall, lounge, kitchen/breakfast room, conservatory bedroom three and cloakroom to the ground floor. To the first floor there are two bedrooms and four piece bathroom. The property further benefits from: Upvc double glazing, gas central heating, rear garden, detached garage and off road parking.

Approach

Laid to lawn with off road parking for multiple vehicles. Access to rear garden and garage via timber gates.

Entrance Hall

Enter via Upvc obscure double glazed door. Stairs rising to the first, radiator.

Lounge

22' 10" max x 11' 3" max (6.96m max x 3.43m max)

Two double glazed window to the front aspect. Feature brick fire place with inset gas fire. T.V point, radiator. Coving to ceiling, wall lights.

Kitchen/breakfast Room

11' 11" x 9' 8" (3.63m x 2.95m)

Obscure double glazed door into the conservatory. Upvc double glazed window to the rear and side aspect. A range of wall and base units with work top surfaces, inset one and a half sink with drainer with mixer taps. Tiled splash backs. Fitted four ring hob with extractor over. Fitted grill and oven. Space for fridge/freezer. Fitted washing machine. Tiled flooring, ceiling spotlights. Door to under stairs cupboard.

Conservatory

21' 9" x 10' 8" (6.63m x 3.25m)

Of brick and Upvc construction. Double glazed window to all sides. French doors opening onto the rear garden. Further door opening into the garden. Two radiators, electrical points, T.V aerial point. Wall lights, tiled flooring.

Bedroom Three

9' 6" x 8' 9" (2.90m x 2.67m)

Double glazed sliding patio doors into the conservatory. T.V aerial point, radiator.

Cloakroom

Upvc obscure double glazed window to the side aspect. Low level WC, wall mounted wash hand basin with tiled splash backs. Radiator.

Landing

Access to loft space with pull down ladder. Door to cupboard housing gas combi boiler.

Bedroom One

13' 10" max x 11' 3" max (4.22m max x 3.43m max)

Two Upvc double glazed windows to the front aspect. A range of fitted wardrobes and draws with overhead cupboards. Further floor to ceiling fitted wardrobes with sliding doors. T.V point. Radiator.

Bedroom Two

10' 9" x 9' (3.28m x 2.74m)

Double glazed window to the rear aspect, radiator.

Bathroom

Obscure double glazed window to the rear aspect. A corner bath with mixer tap over and shower attachment. Enclosed shower cubicle. Vanity units with inset wash hand basin and low level WC, heated towel rail and further radiator.

Rear Garden

Enclosed rear garden with paved patio area. Lawn with pond and wooden canopy enclosure. Further patio area with green house, garden shed. Various planting areas. Access to garage. Access to frontage via timber gates.

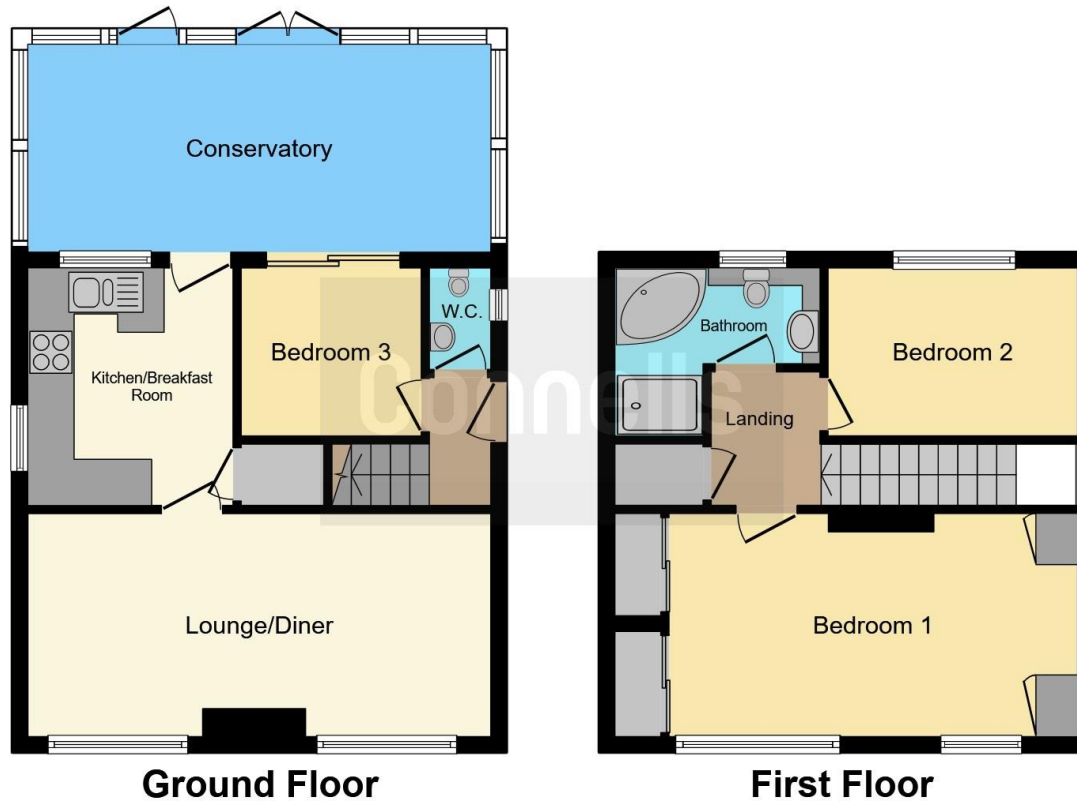
Garage

Access via up and over door and also side personal door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY105198



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