



21 NEWTON LANE

£375,000 Freehold

NEWTON  
RUGBY  
WARWICKSHIRE  
CV23 0DZ



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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this improved and extended standard construction brick built three bedroom link-detached family home located within the sought-after village of Newton, on the outskirts of Rugby town centre.

Within the village there are a popular public houses, a village hall and bus service to Rugby town centre. The location offers excellent commuter access to the surrounding A5/A15/M1 and M6 road and motorway network. Rugby Railway Station offers an intercity mainline service to London Euston and Birmingham New Street in under one hour.

The property offers extended and well-proportioned accommodation set over two floors and in brief comprises of an entrance hall, ground floor wet room and W.C., lounge with feature fireplace, sitting room, dining room and a fitted modern kitchen with integrated appliances.

To the first floor there are three double bedrooms and a family bathroom.

The property benefits from Upvc double glazing and gas fired central heating to radiators. All mains services are connected along with telephone, broadband and cable/satellite television.

Externally, there is ample off road parking to the front with an enclosed and south-facing rear garden which affords a good degree of privacy.

Offered for sale with no onward chain, early viewing is considered essential.

Gross Internal Area: 122m<sup>2</sup> (1314ft<sup>2</sup>)

## AGENTS NOTES

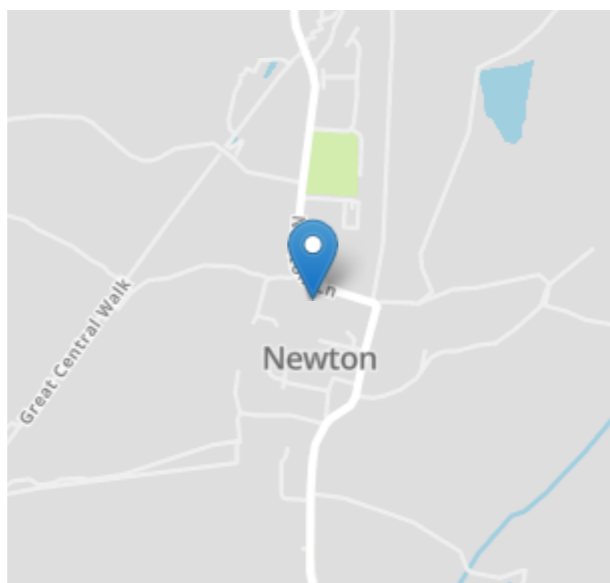
Council Tax Band: D  
Estimated Rental Value: £1400 pcm approx.  
What3words: ///gather:slice.crest

## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- An Extended Three Bedroom Link-Detached Family Home
- Ground Floor Wet Room & W.C.
- Lounge with Feature Fireplace, Sitting Room
- Fitted Kitchen with Integrated Appliances, Dining Room
- Three Double Bedrooms, First Floor Family Bathroom
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Ample Off Road Parking
- No Onward Chain, Early Viewing Advised



## ROOM DIMENSIONS

### Ground Floor

- Entrance Hall  
14' 0" x 5' 1" (4.27m x 1.55m)
- Wet Room/W.C.  
7' 2" x 4' 5" (2.18m x 1.35m)
- Lounge  
18' 3" x 11' 10" (5.56m x 3.61m)
- Sitting Room  
18' 4" x 9' 3" (5.59m x 2.82m)
- Dining Room  
9' 10" x 8' 10" (3.00m x 2.69m)
- Kitchen  
13' 2" x 8' 10" (4.01m x 2.69m)

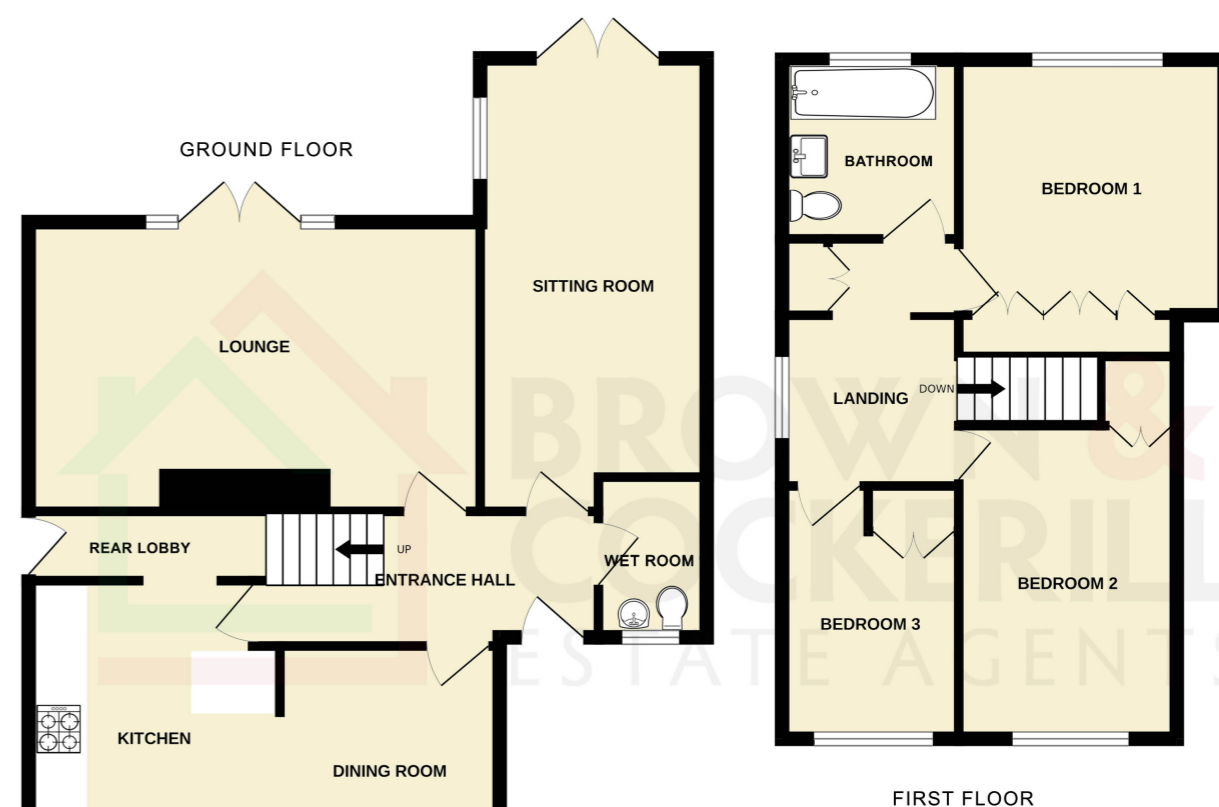
### Rear Lobby

10' 6" x 3' 2" (3.20m x 0.97m)

### First Floor

- Landing  
10' 10" x 8' 11" (3.30m x 2.72m)
- Bedroom One  
10' 9" x 10' 4" (3.28m x 3.15m)
- Bedroom Two  
13' 3" x 8' 10" (4.04m x 2.69m)
- Bedroom Three  
10' 3" x 8' 11" (3.12m x 2.72m)
- Bathroom  
7' 3" x 7' 2" (2.21m x 2.18m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.