



Langdale Close, Rugby, CV21 1JY



**GUILD HOUSE**  
Estate Agents



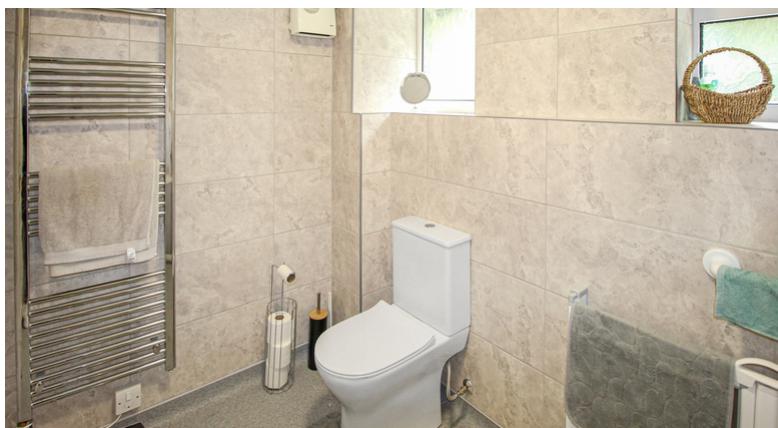
Guild House estate agents are pleased to offer for sale this spacious semi detached home in a popular residential location. Situated close to good schooling and some excellent local amenities including Elliotts Field and Junction One retail parks, as well as being just a short driving distance to M1/M6 motorway links and Rugby train station which offers a regular 50 minute service into London Euston.

The property boasts spacious living accommodation throughout but still offers the potential to extend further subject to the relevant permissions. Currently comprising: Porch, entrance hallway, cloakroom/w.c, a well proportioned lounge with feature fireplace and electric fire, door leading into a good sized kitchen/diner. Fitted with a range of traditional oak style units, built in oven, hob and extractor. The dining area provides ample space for a dining table and chairs. Completing the ground floor is the conservatory with direct access onto the private rear garden.

To the first floor are three good sized bedrooms, all three benefiting from built in storage and a recently refitted shower room. The property further benefits from upvc double glazing throughout and solar panels providing a quarterly cashback.

Externally the property benefits from a good sized and fully enclosed rear garden and benefits from not being overlooked. Mainly laid to lawn with patio area and access to the single garage. A secure gate at the side leads to the front where there is a further lawned area and driveway.

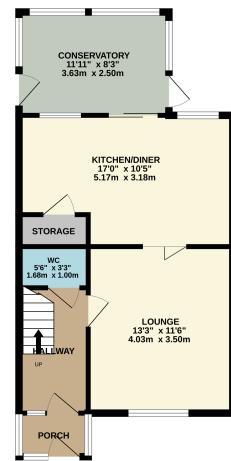
This property must be viewed.



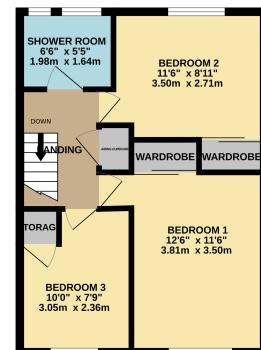
- QUIET RESIDENTIAL LOCATION
- SEMI DETACHED
- THREE GOOD SIZED BEDROOMS
- KITCHEN/DINER
- SPACIOUS LOUNGE
- CONSERVATORY
- REFITTED SHOWER ROOM
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND AND IMPROVE
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- EPC RATING...TBC
- GROUND FLOOR CLOAKROOM



GROUND FLOOR  
519 sq ft. (48.2 sq.m) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixtures and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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