



Church Close, Harborough Magna, Rugby, CV23 0GA



GUILD HOUSE
Estate Agents



Guild House Estate Agents are pleased to present to the market this spacious bungalow set in the heart of Harborough Magna. Ever popular, the village lies just outside Rugby in Warwickshire but is also just a short drive into the thriving town of Lutterworth. A regular bus service operates between Rugby and Coventry. Harborough Magna is ideally positioned for commuters with easy access to the A5, A14, M1 and M6 as well as a high-speed rail service from Rugby station to London Euston which takes just under 50 minutes.

This spacious bungalow in the sought after village of Harborough Magna offers prospective buyers plenty of versatility and potential to extend further if desired subject to the required permissions. In brief the accommodation comprises: Spacious hallway with two storage cupboards and cloakroom/w.c, breakfast kitchen with appliances to include a full sized rangemaster cooker, integrated dishwasher and fridge/freezer. Directly off the kitchen is a handy utility room with a range of units, plumbing for appliances and sink. French doors off of the hallway lead into the dining room and adjacent is a large lounge with feature fireplace and patio doors onto the rear garden. Continuing off the hallway, the generous main bedroom benefits from built in wardrobes and en suite shower room, there's a further good sized double bedroom with built in wardrobes and third well proportioned bedroom. Completing the living space in this lovely village property is a spacious family bathroom.

Externally buyers won't be disappointed. The good sized rear garden is fully enclosed and offers a huge amount of privacy. Mainly laid to lawn with paved patio and mature shrubs and planting, There is gated access to the front of the bungalow where there is a double garage and driveway.

This bungalow is an opportunity not to be missed. Viewing is essential. OFFERED WITH NO ONWARD CHAIN.



- MODERN DETACHED BUNGALOW
- THREE GENEROUS BEDROOMS
- BATHROOM AND EN SUITE
- BREAKFAST KITCHEN
- UTILITY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- PRIVATE REAR GARDEN
- SEPARATE RECEPTION ROOMS
- EPC RATING - D
- WELL MAINTAINED THROUGHOUT
- NO ONWARD CHAIN

