



11-13 LUTTERWORTH ROAD

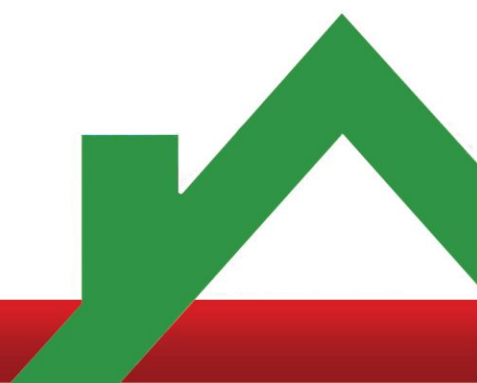
PAILTON

RUGBY

WARWICKSHIRE

CV23 0QE

Offers Over: £700,000





# AN EXTENDED AND WELL APPOINTED FOUR BEDROOM DETACHED HOME SET ON A 0.25 ACRE PLOT LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE

## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to present this exceptional four-bedroom detached family home, situated on a generous plot extending to approximately 0.25 acre in the highly sought-after village of Pailton.

This spacious and versatile residence offers stylish living, ideal for modern family life, with a blend of elegant interiors, extensive outdoor space, and superb commuter connectivity. Located just five miles from both Rugby and Lutterworth, and within easy reach of Coventry and Nuneaton, Pailton offers the perfect balance of rural tranquillity and convenience.

The village lies at the crossroads of key routes and benefits from nearby Rugby Railway Station, providing direct intercity services to Birmingham New Street and London Euston in under an hour—ideal for commuters.

The property is presented in excellent decorative order throughout to offer accommodation comprising of a large welcoming entrance lobby, entrance hall, ground floor shower room, spacious sitting room with feature fireplace, dining room, fitted kitchen/breakfast room with integrated appliances, separate utility room with appliances, conservatory/garden room and a home office.

To the first floor there are four well-proportioned double bedrooms with the master bedroom boasting a dressing room and an en-suite shower room. There is a large family bathroom which is fitted with a five-piece suite.

The property enjoys the benefit of gas-fired central heating to radiators and UPVC double glazing, ensuring year-round comfort and energy efficiency.

Externally, the property continues to impress. A large, enclosed front garden offers secure on-site parking for numerous vehicles, in addition to a twin garage.

To the rear, the well-tended garden provides a private and tranquil retreat, complete with a spacious patio seating area – perfect for al-fresco dining and outdoor entertaining.

Early viewing is strongly recommended to fully appreciate the space, quality, and setting of this outstanding family home.

**Gross internal area: 217m<sup>2</sup> (2336ft<sup>2</sup>)**

## THE ACCOMMODATION COMPRISES:

### ENTRANCE LOBBY

11' 10" x 9' 8" (3.61m x 2.95m)

Enter via a composite front entrance door. Radiator. Ceramic tiled floor. Upvc bow window to the side elevation. Cloakroom providing ample hanging and shelving space.



### ENTRANCE HALL

16' 3" x 6' 11" (4.95m x 2.11m)

With staircase off to the first-floor landing. Radiator. Laminate flooring. Coved ceiling.



### SHOWER ROOM

7' 4" x 3' 11" (2.24m x 1.19m)

Fitted with a white suite to comprise of a double shower cubicle with electric shower over, vanity wash hand basin and close coupled W.C. Coordinating fully tiled walls. Chrome heated towel rail. Extractor. Ceramic tiled floor. Upvc opaque double glazed door to the rear elevation.



### SITTING ROOM

30' 3" x 12' 7" (9.22m x 3.84m)

A spacious and airy room with Upvc double glazed windows to the front elevation. Feature central fireplace with ornate surround, hearth and inset coal-effect gas fire. Television aerial point. Three radiators. Three wall light points. Coved ceiling.



### DINING ROOM

13' 1" x 10' 4" (3.99m x 3.15m)

With Upvc double doors opening through to the conservatory. Laminate flooring. radiator. Under stair storage cupboard. Coved ceiling.



### CONSERVATORY/GARDEN ROOM

18' 2" x 16' 0" (5.54m x 4.88m)

Of Upvc construction with a solid roof and double doors opening onto the rear garden. Ceramic tiled floor with underfloor heating. Television aerial point.



### KITCHEN/BREAKFAST ROOM

16' 8" max. x 16' 0" max. (5.08m max. x 4.88m max.)

Fitted with a comprehensive range of base and wall mounted units to incorporate a one and a half bowl stainless steel undermount kitchen sink with mixer tap over. Adjoining granite work surfaces with coordinating Travertine tiled walls. Gas range cooker with extractor over. Integrated fridge & freezer. Integrated dishwasher. Kickboard electric heater. Recessed ceiling lights. Porcelain tiled floor. Three double glazed skylights. Upvc double glazed windows to the side and rear elevations.



### UTILITY ROOM

15' 6" x 6' 1" (4.72m x 1.85m)

Fitted with a range of base and wall mounted units to incorporate an enamel Belfast sink with mixer tap over. Adjoining granite work surfaces with upstands. Space and plumbing for a washing machine and tumble drier. Porcelain tiled flooring. Upvc double glazed window to the side elevation. Upvc double glazed door giving access to the rear garden.





## HOME OFFICE

9' 0" x 7' 9" (2.74m x 2.36m)

Fitted with a comprehensive range of office furniture to include two workstation areas, drawer units and storage cupboards. Amtico flooring. Two double glazed skylights. Upvc double glazed window overlooking the rear garden.



## FIRST FLOOR LANDING

21' 4" x 6' 10" (6.50m x 2.08m)

With access to a boarded loft space with drop down ladder. Radiator. Upvc double glazed window to the side elevation. Airing cupboard housing an insulated hot water cylinder with slatted linen shelves.



## BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

With Upvc double glazed window to the front elevation. Radiator. Coved ceiling. Built-in wardrobes providing shelving and hanging space.



## DRESSING ROOM

5' 11" to wardrobes x 5' 2" wardrobes (1.80m wardrobes x 1.57m wardrobes)

With built in double wardrobes providing ample shelving and hanging space. Radiator. Double glazed skylight.



## EN-SUITE SHOWER ROOM

Fitted with a white suite to comprise of a double shower cubicle with thermostatically controlled mixer power shower over, vanity wash hand basin and close coupled W.C. Built in storage. Coordinating fully tiled walls. Chrome heated towel rail. Extractor. Upvc opaque double glazed door to the front elevation.



## BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m)

With Upvc double glazed window to the rear elevation. Radiator. Coved ceiling.





### BEDROOM THREE

10' 1" x 8' 6" to wardrobes (3.07m x 2.59m to wardrobes) With Upvc double glazed window to the rear elevation. Radiator. Coved ceiling. Built-in wardrobes providing shelving and hanging space.



### BEDROOM FOUR

10' 5" to wardrobes x 8' 1" (3.17m to wardrobes x 2.46m) With Upvc double glazed window to the side elevation. Radiator. Coved ceiling. Built-in wardrobes providing shelving and hanging space.



### BATHROOM

9' 10" x 7' 4" (3.00m x 2.24m)

Fitted with a white suite to comprise of a panelled bath, vanity wash hand basin and close coupled W.C. Separate shower cubicle with mixer power shower over. Coordinating fully tiled walls. Ceramic tiled floor. Heated towel rail. Upvc opaque double glazed window to the front elevation.



### FRONT GARDEN

The property is accessed via a remotely operated electric gate with intercom system, offering both security and convenience. Ample off-road parking for multiple vehicles. Raised flower bed with maturing trees. Access is also to two adjoined garages, ideal for additional parking or storage. Wall mounted EV charger.



### SIDE GARDEN

With large block paved patio area ideal for al-fresco dining and entertaining. Raised flower beds with maturing trees. Timber fencing to the boundary. Cold water connection. Personnel access to the garage.



### REAR GARDEN

The rear garden is predominantly laid to lawn, complemented by flowering and maturing specimen shrubs and trees. There is an ornamental pond which creates a tranquil focal point. Large garden shed with electrics cold water connection.







## FLOOR PLAN









## DIRECTIONS

Heading away from Rugby town centre, continue along the B4412 Newbold Road. Entering Newbold Upon Avon, continue past the parade of shops and past the village church. Follow the signs to Pailton. Upon entering the village turn right at the war memorial junction to take the Lutterworth Road. The property can be located on the left-hand side and easily identified by a Brown and Cockerill 'For Sale' board.

## VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

## AGENT'S NOTES

All Mains Services are connected.  
Traditional brick construction.

Council Tax Band: F  
Local Authority: Rugby Borough Council

## EPC RATING

Energy performance certificate (EPC)		
10 Bath Street RUGBY CV21 3JF	Energy rating <b>E</b>	Valid until: 2 April 2035 Certificate number: 0527-3048-2204-0495-6200
Property type	Mid-terrace house	
Total floor area	177 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is E. It has the potential to be C.		
<a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating.		
Properties get a rating from <b>A (best)</b> to <b>G (worst)</b> and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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