



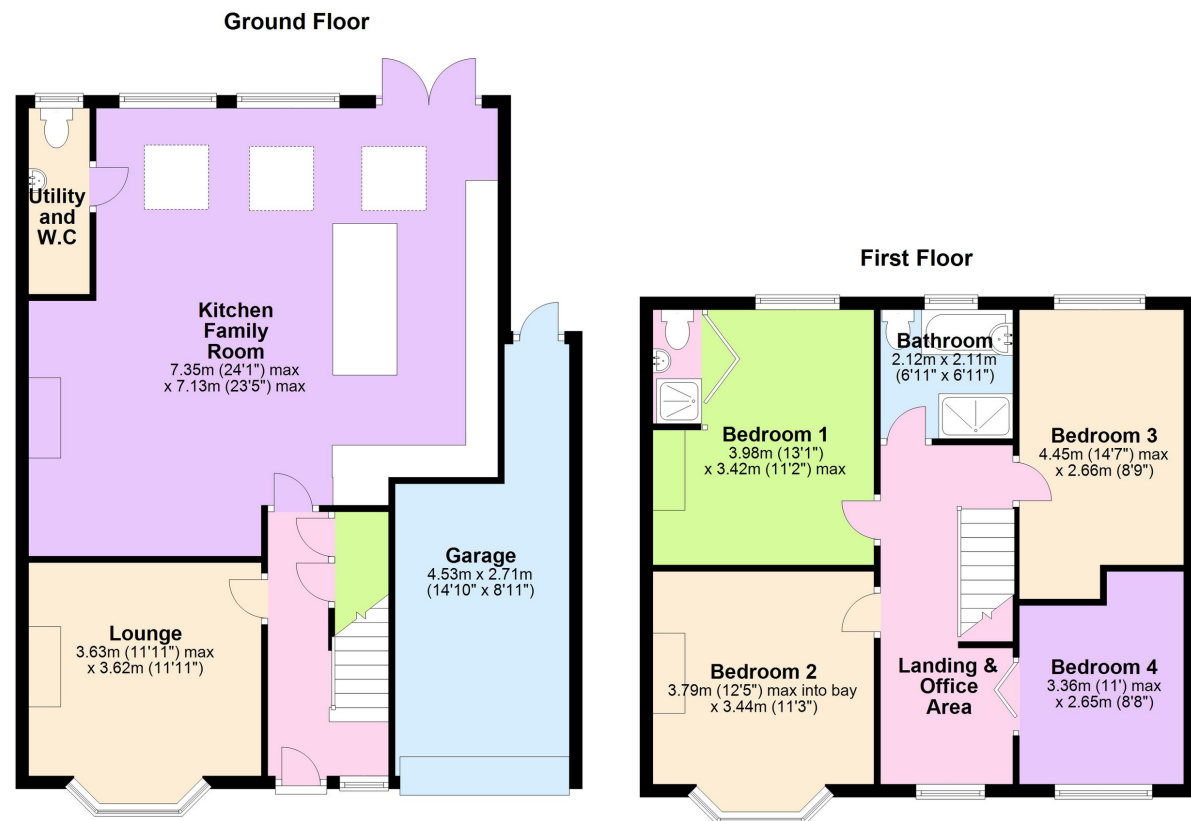
 01788 220162  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Rugby*












4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



## 18 EASTLANDS ROAD

RUGBY, CV21 3RP

-  Open Plan Kitchen and Family Area
-  Extended Semi Detached Property
-  Sitting Room with Feature Fireplace
-  Lovely Garden with Workshop
-  Large Landing and Office Area
-  En-suite to Main Bedroom
-  Four Double Bedrooms
-  Utility Room and WC
-  Garage and Driveway

### LOCAL PROPERTY EXPERT CLARE BONWICK



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*Great end to end experience!  
Clare was super knowledgeable, informative, and helped push those 'solicitor types' all the way*

**NAME:** Julia, Rugby  
**ABOUT:** Clare

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.





**This impressive four bedroom semi detached property for sale in Rugby, has been thoughtfully extended to make a great sized home for a growing family.**

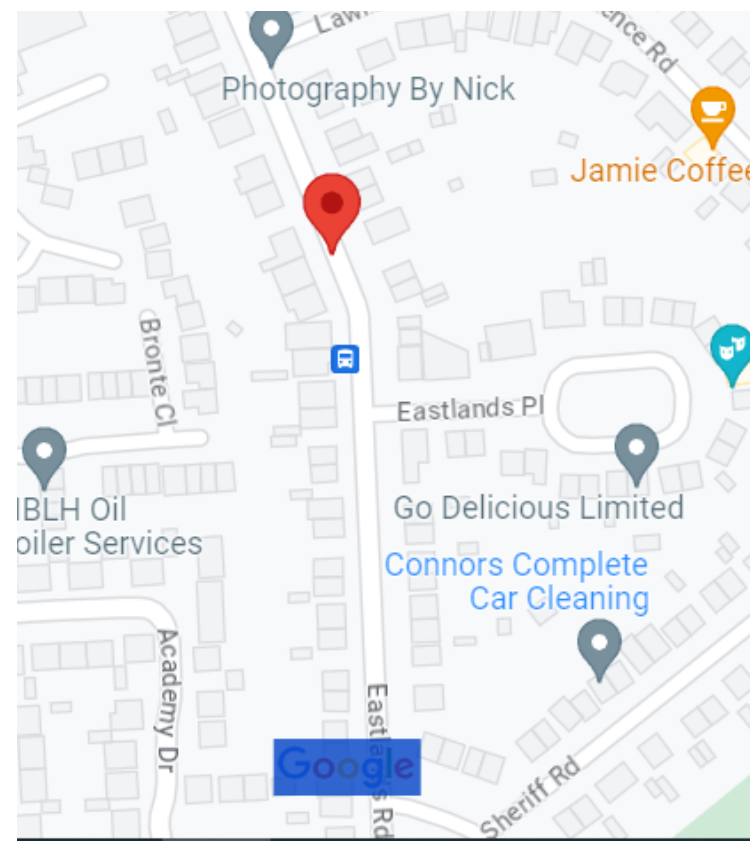
It's in a super position just a few minutes' drive from both Rugby town centre and the Railway station and has access to plenty of local amenities nearby. There's also some great schools in the area including the 'Outstanding' Eastlands Primary School which is just a short walk away. The house has a great feel to it! From the moment you enter through the front door, you are greeted by a lovely hallway with its beautiful wooden parquet flooring. There's lots of character and traditional features here which marry up beautifully with the more contemporary rear extension, that has created a beautiful open plan kitchen and living area. It provides a wonderful space to cook, eat and relax and overlooks the lovely rear garden which is used as a continuation of the entertaining space. "Our favourite part of the house has always been at the back, overlooking the garden, which is why we made such a feature of the kitchen/dining /living space." This truly is the heart of the home and a superb space for entertaining, or simply for all the family to hang out together. There is also a useful utility room with downstairs loo for a little extra convenience. If you fancy somewhere a little cosier however, then the lounge at the front of the property is both elegant and relaxing with an attractive feature fireplace. "We both fell in love with the house the minute we stepped through the front door for the first time.

The spacious rooms, high ceilings and original features have given us so much happiness over the years." To the first floor there is a generous landing with an area large enough to have created a very pleasant office space overlooking the front of the property. A great place to work from home with so many of us doing so these days. Furthermore, there are four double bedrooms, so no need for the kids to fall out over who gets the smallest room. They are served by an ensuite shower room to the main bedroom as well as a lovely family bathroom with separate shower cubicle. "The garden has been really important to us. Even though we are so close to the centre of town, it is so quiet! We have loved creating a colourful, nature friendly environment and we get treated to the company of many different birds, squirrels, frogs and newts." The garden is well maintained with a lovely variety of planting. A block paved patio area makes a great place to sit and enjoy the warmer evenings. There's even a private little spot for a hot tub. A wooden workshop makes a useful space for storage or hobbies and a rear personnel door provides access to the rear of the single integrated garage. This is a fine example of a traditional semi, that has been much improved to provide a wonderful home for the modern family.



**LOCATION**

Eastlands Road, is in a super position, within reasonable walking distance of Rugby Town Centre and local amenities and the Outstanding Eastlands Primary schools is just a short walk away. This property is very well placed for families. Rugby itself, has the benefit of a Train Station as well as Elliott's Field Retail Park.



Council Tax: Band C    EPC: Rating D

**"Our favourite part of the house has always been at the back, overlooking the garden, which is why we made such a feature of the kitchen/dining /living space."**