



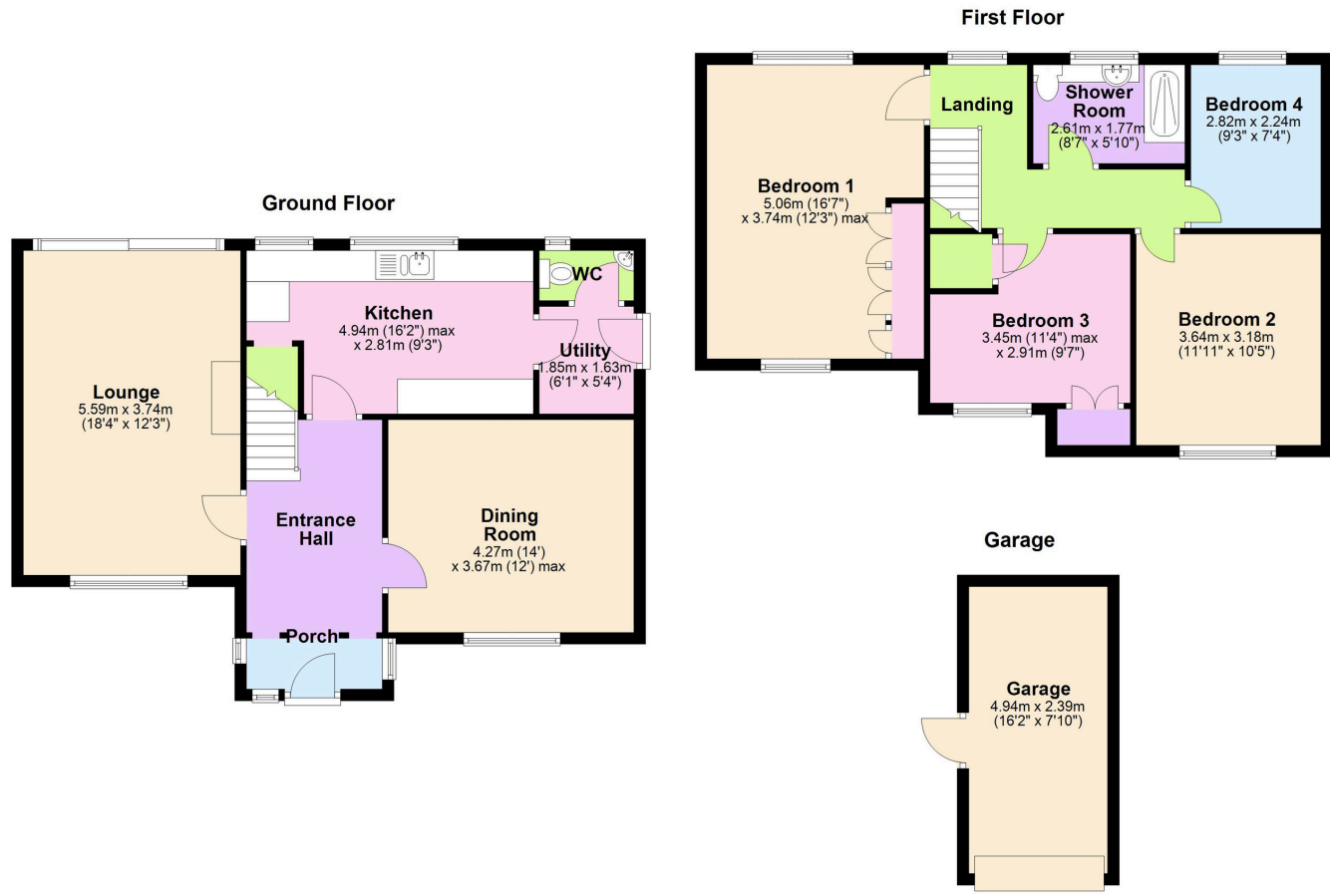
 01788 220162  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Rugby












4 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



# 148 ASHLAWN ROAD

RUGBY, CV22 5EP

-  1950's Detached Property in Sought after Location
-  Four Bedrooms
-  Main Bedroom with Dual Aspect to Front & Rear Gardens
-  First Floor Shower Room
-  Dual Aspect Lounge with Feature Fireplace
-  Separate Dining Room with Parquet Flooring
-  Generous Kitchen with Utility and WC Leading off
-  Single Garage and Driveway for Several Vehicles
-  Substantial Rear Garden

## LOCAL PROPERTY EXPERT CLARE BONWICK



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We sold our house with Clare from Campbells in the summer. Clare was amazing throughout the process - approachable, professional and never too busy to answer questions, no matter how big or small.

Without Clare I am certain our experience would not have been half as smooth! Thank you Clare for helping us to make the move to our dream home a reality!

**NAME: Louise, Rugby - 10th October 2024**  
**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 Four Bedroom Detached property, for sale in the sought after location of Ashlawn Road in Rugby, was built in the 1950's and has been owned by the same family for the last 40 years.**

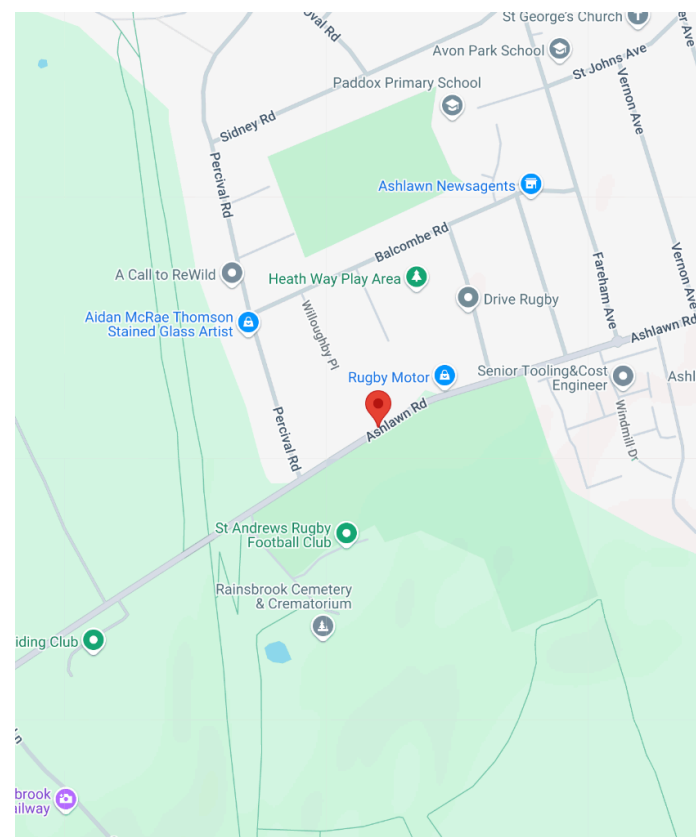
The property has a generous frontage and is approached via a driveway that offers ample parking for several vehicles. It sits on a good-sized plot and has a lovely mature garden space to the rear; which is bigger than it first appears. The property is already a reasonable size but also still "feels cosy." There are two good reception rooms and it has easily accommodated a family of five over the years, however, its facilities may be thought of as a little modest for today's lifestyles. There is plenty of space here to either reconfigure or extend the property should you wish to, (subject to the usual planning permission of course) and there has already been a precedence set in the area where many properties have already undergone significant alterations. The Entrance Porch leads into a hallway, that shows off the original parquet flooring. There is instantly a warm and welcoming feel to this property that makes you want to explore it further. Stairs lead to the first floor landing and the other principle rooms also lead on from here. A lovely dual aspect Lounge with a feature stone fireplace, has patio doors leading to the garden as well as a view to the front of the property.

A separate dining room that also exposes the original parquet flooring, is a bright and airy room which enjoys plenty of sunshine with its south easterly outlook. It's a nice sized room that comfortably sits the six seater round dining table and large pieces of furniture that currently live in here. It's also a favourite room of the current owner. "This has been a lovely room for when we've had the family all round, but I also like to sit in here to read and do my hobbies and is a great spot to just see people coming and going." The Kitchen is to the rear of the house with a big window overlooking the garden. It's fitted with Shaker style units that provide plenty of storage and has a small Utility area and WC leading off from here and then on out to the garden. The Kitchen and the dining room share a party wall, so if you wanted to go for a more 'Open Plan' feel I'm sure there would be an option to open the two rooms into one larger space. To the first floor there are three double bedrooms as well as a good sized single. The main bedroom is above the lounge and also enjoys a lovely dual aspect view, making it bright and airy. The Shower room was refitted some years ago but there is plenty of space for a bath should you wish to reinstate one. Outside there is a single garage as well as a workshop and shed. The garden is mature and private with a gravelled patio area to the rear of the house as well as a further raised seating area.



**LOCATION**

Hillmorton is a very desirable area notably for its excellent schooling, local amenities including shops, takeaways and pubs, which are all within easy walking distance. But for the commuter there are also excellent transport links, including regular bus routes, access to the M1, M6, and M45 motorways, the A5, A14 and A45 and Rugby railway station, which is about ten minutes away, offers a direct service into Euston within less than 50 minutes.



Council Tax: Band F    EPC: Rating D

“We have lived and worked abroad a lot over the years but, this has always been the place that we called ‘home’ and wanted to come back to.”

