Complete Estate Agents are delighted to welcome to the market a Traditional Double Bay Victorian Detached Villa Style Home situated in the heart of Rugby Town Centre and located on a very generous plot. The Property is within close proximity to Rugby Train Station and Schools within the town and Hillmorton area. The Property was approximately built circa 1880 and provides some sought after and original features throughout the whole property and surrounding grounds. The Property comprises of Entrance Hall, Lounge, Separate Dining Room, Study/Playroom, Downstairs WC, Access to a cellar, Good Size L Shaped Kitchen.Dining Area and Utility Room. Upstairs there are Five Bedrooms. The Master Bedroom has an Ensuite Bathroom and there is a Main Family Bathroom. To the Rear there is a Generous Size Garden which leads to a Detached Tandem Garage/Workshop which was originally the Coach House and still has the Farriers fireplace and stables doors which are used as Storage facilities now and Parking. Double gates which lead into the garden and a good access for off road parking. Viewing is essential to appreciate this historical home.

**Entrance Hall**
Original tiled flooring throughout, stairs leading to top floor, doors to all ground floor accommodation and door through to cellar and door to garden.

**Lounge 19’7” into bay x 14’4” (5.97 into bay x 4.37)**
Double glazed Bay Window to Front, gas fire with feature surround fireplace, original floorboards, radiator and original features such as skirting boards and coving.

**Dining Room 14’0” into bay x 14’4” into recess (4.27 into bay x 4.37 into recess)**
Double glazed bay window, radiator and original floorboards.

**Study/Reception Room 3 9’0” into bay x 10’8” (2.76 into bay x 3.26)**
Double glazed Box bay window to rear, radiator and door leading to Downstairs WC.

**Downstairs WC**
Low Level WC, wash hand basin, double glazed side window, tiling to splash back areas and tiled flooring.
Cellar 14'2" x 10'8" (4.34 x 3.26)
Door from Entrance Hall with stairs leading down to cellar.

Kitchen/Dining Area 14'3" x 23'3" max (4.36 x 7.11 max)
Having base, drawer and wall units with worktops over, sink with drainer, integral gas hob with electric oven and overhead extractor unit, integral dishwasher, space for an undercounter fridge, tiling to splash back areas, laminate flooring through, three double glazed windows to side and rear, radiator and door leading through to Utility Room.

Utility Room 7'8" x 7'3" (2.36 x 2.21)
Sink with drainer, single glazed window and door leading to side of garden, space and plumbing for washing machine and space for tumble dryer.

Landing
Feature full length double glazed sash window looking across rear garden and grounds, radiator and doors to all upstairs accommodation.

Master Bedroom 11'2" to wardrobe x 14'3" into recess (3.42 to wardrobe x 4.36 into recess)
Fitted Wardrobes, double glazed sash window to rear, radiator and door leading to ensuite bathroom.

Ensuite Bathroom
Low level wc, vanity wash hand basin, corner bath with overhead electric shower unit, double glazed sash side window, airing cupboard housing Valiant boiler and radiator.

Bedroom Two 14'4" into recess x 11'11" (4.38 into recess x 3.65)
Double glazed sash window to front and radiator.

Bedroom Three 11'5" x 9'8" (3.48 x 2.97 )
Fitted Wardrobe, radiator and double glazed sash window to front and door leading into Bedroom Four.

Bedroom Four 6'11" x 13'10" (2.13 x 4.22)
Door leading back into bedroom three, double glazed side window and radiator.

Bedroom Five 5'10" x 10'6" (1.80 x 3.22)
Fitted Wardrobe, double glazed sash window to front and radiator.

Bathroom
Loft hatch, low level wc, wash hand basin, panelled bath, separate shower cubicle, two double glazed sash windows to rear, tiling to splash back areas and radiator.

Rear Garden
An established and mature garden which is laid mainly to lawn, brick wall fencing to all sides, established apples trees, vegetable patch, patio area with gate leading to Temple Street and further down double gates leading to street side aswell. There is also a pathway leading to the detached tandem garage/workshop and potential off road parking.

Gated Off Road Parking
Double gates with access from Temple Street

Detached Garage
Detached Tandem Garage which was the original Coach house and still has the farriers fireplace in there with the stable doors that are now used as storage facilities. There is an up and over door and can again be accessed via Temple Street, power sockets and lighting throughout.

Front Garden
Pathway to front, shrubs and borders and fencing to front.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.