



Kerrylea

EASENHALL ROAD, HARBOROUGH MAGNA, RUGBY, CV23 0HU

Henry James
The **Rugby** Property Expert





If you're dreaming of living in a charming home in the picturesque village of Harborough Magna with luxurious facilities and 0.2 acres of private land then look no further than this stunning bungalow!

Property at a glance

- Freehold Detached Bungalow
- Three Generous Bedrooms
- Large Open-Plan Kitchen and Dining Room
- Two Feature Fireplaces
- Luxurious Modern Bathroom
- Detached Double Garage and Integrated Garage
- Driveway Parking For Up To Five Cars
- Outdoor Kitchen Perfect For Entertaining
- Quiet Village Location
- Excellent Commuter Transport Links





It's a pleasure to introduce you to this beautiful three-bedroom detached bungalow! This gorgeous home is situated in 0.2 acres of private land, perfect for entertaining family and friends! It is located on a quiet village road with parking for five cars across two spacious driveways and a further three cars can be parked in the garages for a total of eight cars. This stunning home is situated in the sought after village of Harborough Magna and is located just over 3 miles from Rugby town. It benefits from two spacious reception rooms, two garages and grand views to the open countryside.

The entrance is through a large gate and the perimeter is surrounded by a tall hedgerow that creates a natural boundary between the garden and the street. A combination of fine gravel and low flowerbeds surround the tarmac driveway and stone paved path leading to the house. The front driveway offers space for two cars and a further one in the integrated garage. The gated side access to the property has a driveway that can accommodate three cars and a double garage for further two cars which totals to an abundance of space for eight cars. The facade of the house invokes a romantic cottage atmosphere due to the Georgian bars on the windows and plants trailing up the walls. The entrance itself is protected from the elements by an open porch.



This beautiful three-bedroom detached bungalow offers a gorgeous, mature landscaped rear garden. The rear garden is a very generous size and is very private as a large hedgerow screens the rear of the garden. The grass in the rear garden is artificial so the rear garden is easy to maintain and it also offers a very spacious patio which provides plenty of space for outdoor seating and for summertime barbecues in the enclosed outside kitchen. In addition to the rear garden, there is an even more spacious side garden that is laid to lawn. It provides access to the double garage and side access to the spacious driveway. There is great scope for future extensions and further development due to the space on offer!

The Seller's View

“Cooking and baking is at the heart of our family so naturally our favourite space is the kitchen. It is very spacious so there is plenty of space for us all to spend time bonding and preparing a meal together. We love to have family and friends around, when we have the back doors open, it becomes such a grand entertaining space.”

“We have loved the fact that we have so much outdoor space to enjoy in the warm weather and the fact that we have lovely countryside walks right at our doorstep.”

“The house is in the perfect location to enjoy peaceful village living while also getting the benefits of being near Rugby, Lutterworth & Coventry.”



“Our favourite room – The Kitchen/Diner”

Directions

Head east on M6. At junction 1, take the A426 exit to Rugby/Lutterworth. Use the 2nd from the right lane to take the slip road to A426. At the next three roundabouts, take the 2nd exit onto Leicester Road/A426. At Kipling Roundabout, take the 3rd exit onto Brownsover Road. Turn right onto Main Street. Turn left onto Easenhall Road. Turn right onto Back Lane and Kerrylea, Harborough Magna, Rugby, CV23 0HU will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

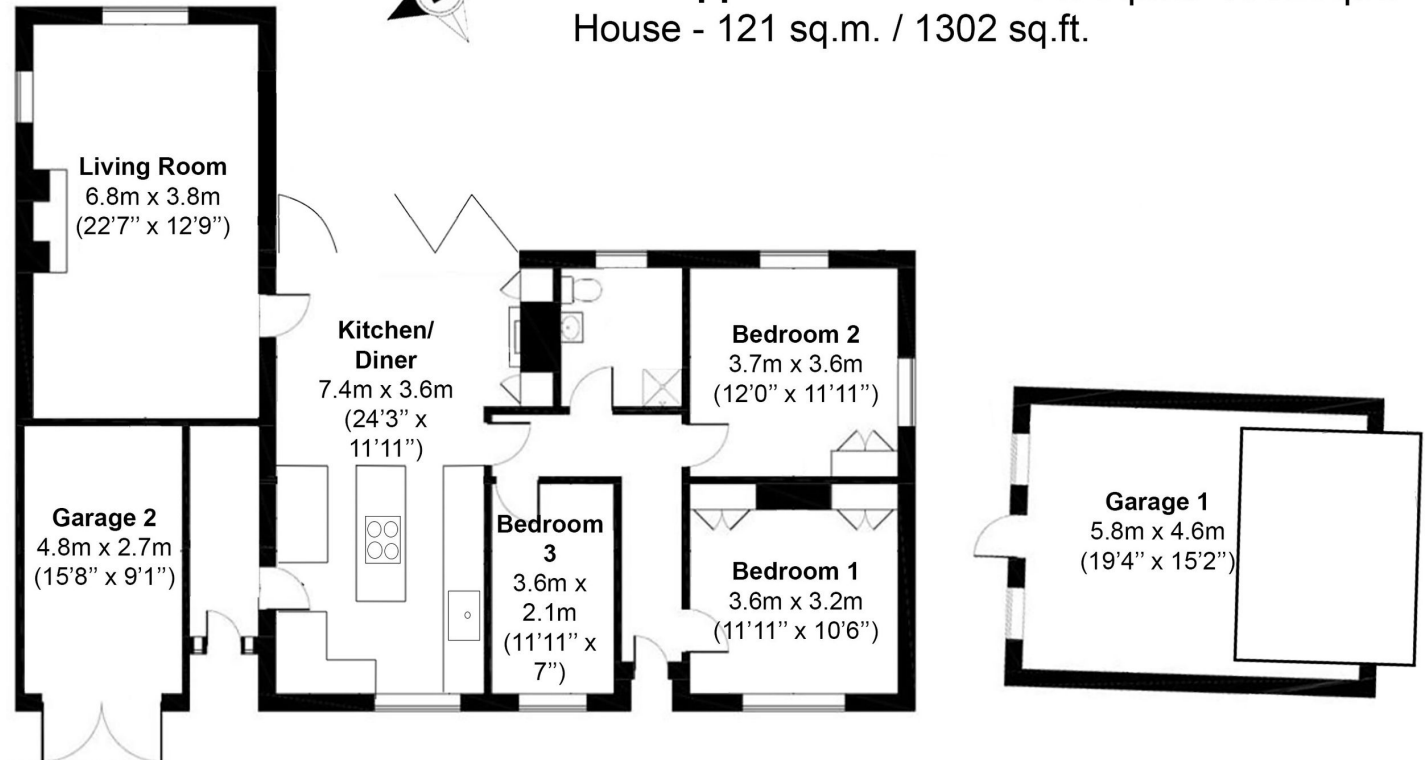
Amenities/Distances

Town Centre 4.5 miles
Primary Schools 4.0 miles
Train Station 4.0 miles
Motorway Links 7.0 miles
Airport 23.6 miles
Nearest City 10.9 miles
Bus Stop 0.1 miles
University 9.4 miles
Hospital 9.4 miles

Easenhall Road, Rugby, CV23



Total Approximate Area - 147sq.m./ 1582sq.ft.
House - 121 sq.m. / 1302 sq.ft.



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Most energy efficient - lower running costs | | | |
| A | (91-100) | | |
| B | (81-90) | | |
| C | (69-80) | | |
| D | (55-68) | 68 | 78 |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

The **Rugby** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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