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LETTINGS AND SALES



Kinman Way, , Rugby CV21 1XB  
Offers In The Region Of £410,000

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- **FOUR BEDROOM DETACHED HOME OCCUPYING AN ENVIABLE CORNER PLOT**
- **SPACIOUS AND BRIGHT THROUGH LOUNGE/DINING ROOM**
- **FOUR DOUBLE BEDROOMS WITH EN-SUITE TO MAIN**
- **EXTENSIVE DRIVEWAY OFFERING PARKING FOR MULTIPLE VEHICLES**
- **IDEAL LOCATION FOR COMMUTERS REQUIRING ACCESS TO RUGBY TRAIN STATION, M1, M6, A5, A14**
- **FITTED KITCHEN/DINING AREA AND SEPARATE UTILITY**
- **TWO GROUND FLOOR TOILETS**
- **FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE**
- **INTEGRAL DOUBLE GARAGE**

Four-bedroom detached house, ideally situated on a desirable corner plot being conveniently located within walking distance of Rugby train station, the town centre, and various retail parks. Excellent transport links to the M1, M6, A5, and A14 motorways make commuting a breeze. The accommodation comprises of entrance hallway, spacious and bright through lounge/dining room and features patio doors that lead directly to the rear garden. The fitted kitchen and dining area provide a practical and inviting space for cooking and casual dining, while the separate utility room adds to the convenience of daily living. The house boasts four well-proportioned double bedrooms, ensuring ample space for all family members. The main bedroom benefits from an en-suite, providing a private retreat. The main bedroom and one other bedroom have built-in double wardrobes, offering plenty of storage. Family bathroom has a four piece suite to include separate shower cubicle. Established and low maintenance gardens to the front and back, an integral double garage and ample parking for several vehicles, enhancing the practicality of this lovely home. The combination of space, location, and amenities makes this property an excellent choice for those looking to settle in Rugby.

