



11 Mallow Way, Rugby, CV23 0UE

Offers in excess of £285,000





11 Mallow Way

Rugby, CV23 0UE

- Detached Home
- Open Plan Living/Dining Room
- Utility Room & WC
- Driveway for Two Cars
- Close to Brownsover Community School
- Three Bedrooms
- Modern Kitchen
- Family Bathroom & En-suite
- Garage
- EPC Rating C

Have you been looking for a fantastic detached home, in a mature family friendly neighbourhood? Well this might just be the one for you!

Welcome to Mallow Way, in Boughton Vale!

Positioned at the end of a cul-de-sac, and only a short walk away from collection of convenience stores, take-away restaurants, and the Ofsted 'OUTSTANDING' Rated Brownsover Community School, is this contemporary detached home. The location is another fantastic bonus, as there are cut throughs that make the walk to the Rugby Train Station only around 20 minutes long.



Entrance Hall

Living/Dining Room 22'9 x 9'2 (6.93m x 2.79m)

Kitchen 10'11 x 9'2 (3.33m x 2.79m)

Utility 5'2 x 3'1 (1.57m x 0.94m)

WC 4'6 x 3'1 (1.37m x 0.94m)

Landing

Bedroom 1 10'10 x 9'10 (3.30m x 3.00m)

En-suite 8'8 x 8'7 (2.64m x 2.62m)

Bedroom 2 9'8 x 8'7 (2.95m x 2.62m)

Bedroom 3 9'7 x 6'5 (2.92m x 1.96m)

Bathroom 6'2 x 6'1 (1.88m x 1.85m)

Garage

Note from the Agents



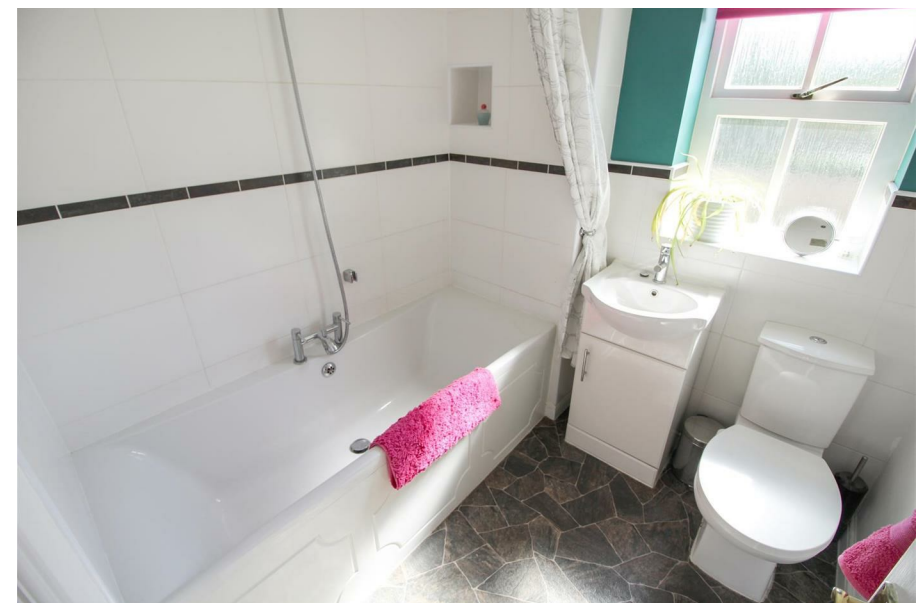
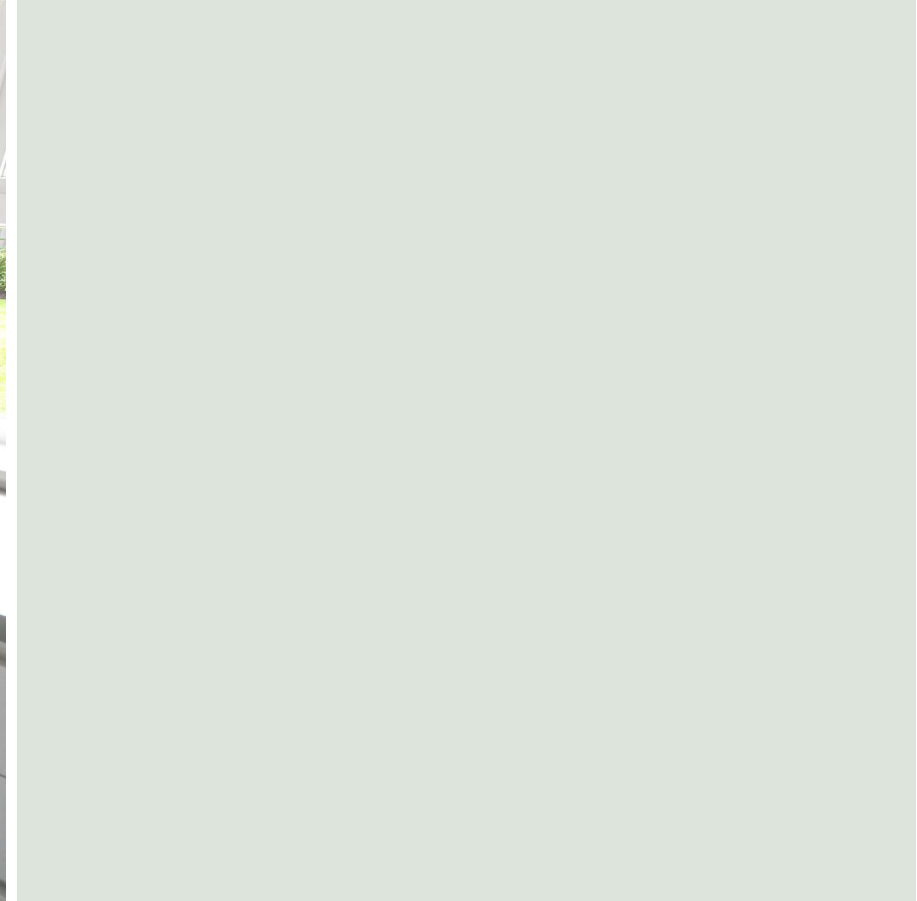
The property benefits from a driveway to the front, with space for two cars, along with a spacious garage with an up and over door.

Inside the home, the entrance hall leads into an open plan living/dining room, which has a bay window out into the mature rear garden. The kitchen is modern, and stylish, and was fitted by the current owners. There is also a utility room, and a ground floor WC.

To the first floor, each of the three bedrooms is very spacious, with the first two being comfortable double rooms, and the third being a large single with built in storage. There is a family bathroom, and the largest bedroom has further built in wardrobes, and it's own private en-suite bathroom.

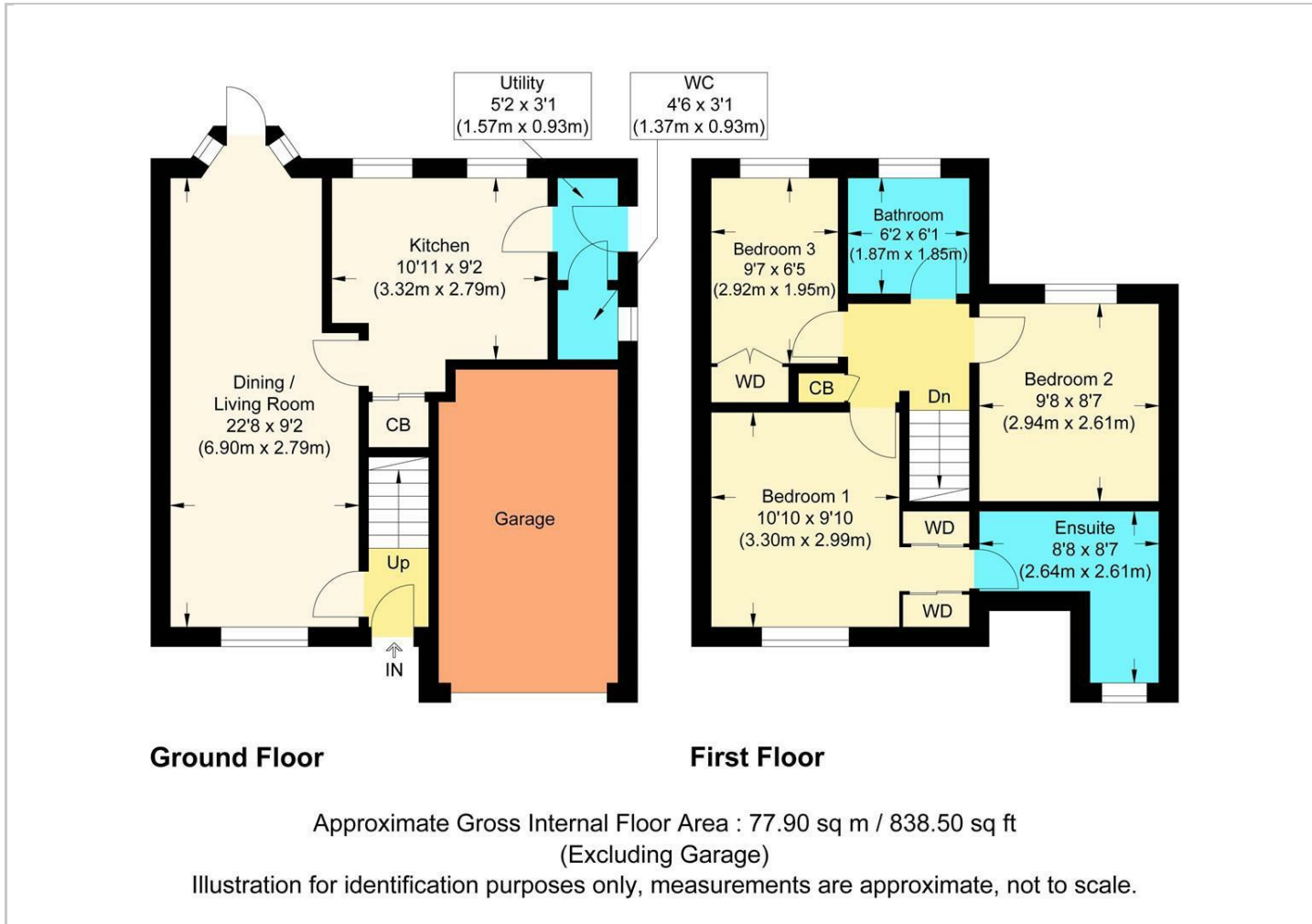
The home comes with Freehold Title, and is Council Tax Band D with Rugby Borough Council. There are no community service charges or ground rents to pay, as the property is freehold.

For more information, or to arrange a private viewing, please call Shires & Co Estate Agents.





Floor Plans

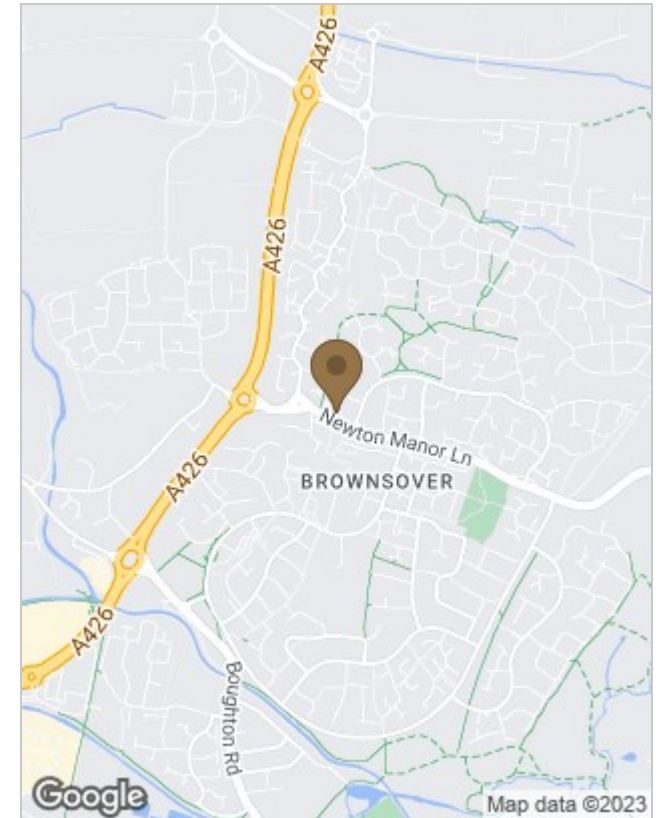


Viewing

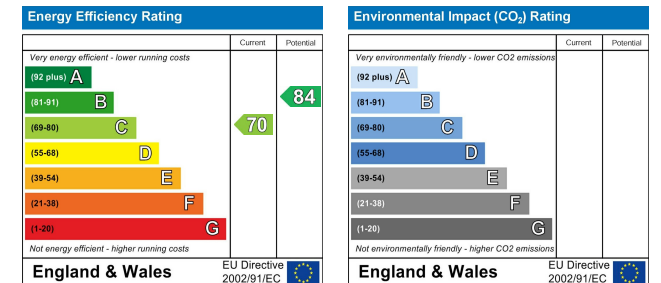
Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

Shires & Co Estate Agents, PO BOX 6867, Rugby, CV21 9TS
Tel: 01788 726726

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.