



# 15 Pinfold Street

RUGBY, CV21 2JD

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends, and with excellent schools nearby then look no further than this beautifully presented home!**

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#### **Property at a glance**

Freehold Home

Three Spacious Double Bedrooms

Off Street Parking

Modern Kitchen & Bathrooms

Open Plan Living Dining Room

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Town Centre Shopping Within Walking Distance

EPC Rating - D







It's a pleasure to introduce you to this beautifully presented home! This stunning home has been completely re-wired, re-plastered and has been modernised throughout in recent years and the finished product is really quite special! This stunning home offers three bedrooms, two bathrooms and off street parking at the rear.

This beautifully presented family home offers a very spacious rear garden. The rear garden benefits from shared access to the front of this home. The generous rear garden is bordered by some very attractive flower beds on each side, it also benefits from a large patio which covers a large portion of the rear garden, making the rear garden very easy to maintain. What's more the large patio makes a perfect place for alfresco dining and barbecues in the summertime. On top of this, the rear garden offers an outdoor tap and a spacious single garage which allows for access to the rear of this home.

This spacious family home is well located just minutes away from Rugby's vibrant town centre, residents are drawn to this highly sought after area thanks to its proximity to Rugby's excellent network of public, private and grammar schools and for its excellent commuter links with easy access to Rugby railway station and Rugby's motorway network.



“There are few properties that come to the market in such a fantastic location it is very rare to have so many amenities on your doorstep, that's not to mention the stunning interior!”

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## The Seller's View

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"Seasonal celebrations have always been lively here, we love to invite all of our friends and family to come together and celebrate with us."

"We've got really fond memories of buying our house, it was great to finally have somewhere to call home and it's very close to my sons' school."

We have really enjoyed renovating our house, we have put a lot of effort into making it our own and we hope that future owners enjoy it as much as we have."

"We have been living here since 2017 and living here has brought us joy, calmness and we've got some very fond memories of time we've spent with family and friends here."

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"Our favourite room – the Living Dining room"



### Directions

Heading East on M6, take the exit at junction 1. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto A426. At Kipling Roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto Newbold Road. At the roundabout, take the 1st exit onto A4071. At the roundabout, take the 1st exit onto Parkfield Road. Turn left onto Lawford Road. At the roundabout stay on Lawford Road. Turn left onto Pinfold Street. 15 Pinfold Street, Rugby, CV21 2JD will be on the left.

### 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](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - A

### Viewing Arrangements

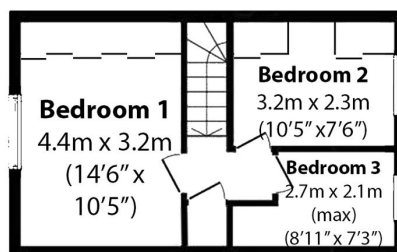
Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

### Amenties/Distances

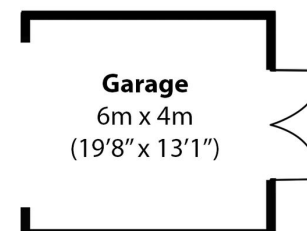
Town Centre 0.7 miles  
Primary Schools 0.3 miles  
Train Station 1.5 miles  
Motorway links 3.2 miles  
Airport 22.6 miles  
Nearest City 11.1 miles  
Bus Stop 0.1 miles  
University 10.5 miles  
Hospital 1.2 miles



# Pinfold Street, Rugby, CV21



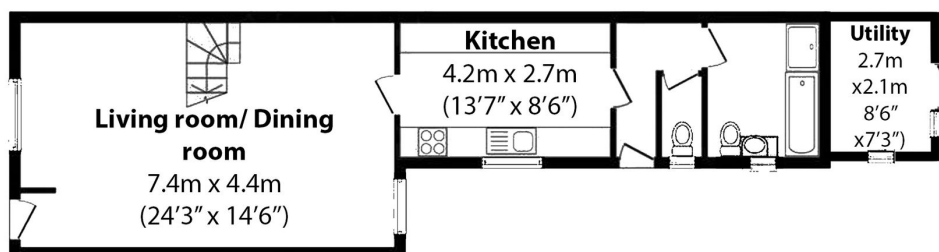
First Floor



**Total approximate area -**  
117sq.m. / 1259 sq.ft.

**House -** 93.2 sq.m / 1003 sq.ft

**Garage -** 24 sq.m / 258 sq.ft



Ground Floor

Not to scale - for identification only



### 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	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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# About the Area

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## 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.



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## 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.





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# 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

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*“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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