

**17 Clover Close  
Boughton Vale  
RUGBY  
CV23 0UA**

**Guide Price £290,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **CUL DE SAC LOCATION**
- **GROUND FLOOR W.C.**
- **CONVERTED GARAGE**

- **LINK DETACHED FAMILY HOME**
- **CONSERVATORY**
- **FINANCE FREE SOLAR PANELS**
- **ENSUITE SHOWER**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom, link detached property with NO ONWARD CHAIN, located in a cul de sac in the popular area of Boughton Vale. In brief, the accommodation comprises; entrance hall, fitted kitchen/diner, spacious lounge, a family room, conservatory, and ground floor w.c. To the first floor there are three bedrooms, an ensuite shower, and a family bathroom. Externally there is off road parking for two cars and an enclosed rear garden.

This property benefits from; upvc double glazing, gas radiator heating, finance free solar panels, and an integrated garage which has been converted to provide a family room and storage shed. Located on the north side of Rugby the excellent range of local amenities to include, shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby College, Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite front entrance door into:

#### **Entrance Hall**

Radiator. Window to side. Understairs storage cupboard. Doors off to kitchen/diner and downstairs w.c.

#### **Lounge**

14'9" x 10'6" (4.50m x 3.21m)

Patio doors opening to rear garden. Window to front. Two radiators. Opening through to:

#### **Family Room**

13'3" x 8'6" (4.05m x 2.60m)

The integral garage has been converted to provide a family room/ground floor bedroom. Window to front. Radiator.

#### **Kitchen/Diner**

14'9" x 12'9" (4.50m x 3.90m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl, stainless steel sink and drainer unit, with mixer tap. Double electric oven. Gas hob with extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine and dishwasher. Stairs rising to first floor. Window to front. Window to rear. Patio doors leading into:

#### **Conservatory**

12'9" x 11'5" (3.90m x 3.50m)

Fully glazed with french doors opening to the rear garden. Radiator.

#### **Cloakroom/WC**

With low level w.c. and wash hand basin. Radiator. Window to side.

#### **First Floor Landing**

Access to loft storage space. Glazed timber doors off to bedrooms and bathroom.

#### **Bedroom One**

11'5" x 9'6" (3.50m x 2.92m)

Window to rear. Radiator. Built in wardrobes. Opening through to:

### **Ensuite Shower**

Wet room style with glass door opening to electric shower. Heated towel rail. Window to front elevation.

### **Bedroom Two**

8'9" x 7'6" (2.67m x 2.31m)

Window to front. Radiator.

### **Bedroom Three**

13'8" x 6'0" (4.18m x 1.83m)

Window to rear. Radiator. Storage cupboard.

### **Bathroom**

Fitted with a suite to comprise; bath with electric shower and shower screen over, pedestal wash hand basin, and low level w.c. Radiator. Window to front elevation.

### **Front Garden**

Driveway providing off road parking for two cars. Area laid to lawn. Shrubs. Pathway to entrance.

### **Rear Garden**

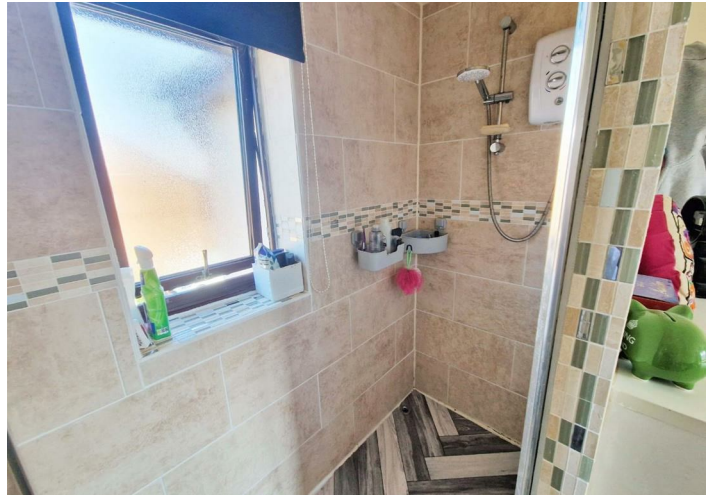
Mainly hard landscaped with two patio areas and raised flower beds. Pergoda and Shed. Enclosed by timber fencing. Access to storage room.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: C

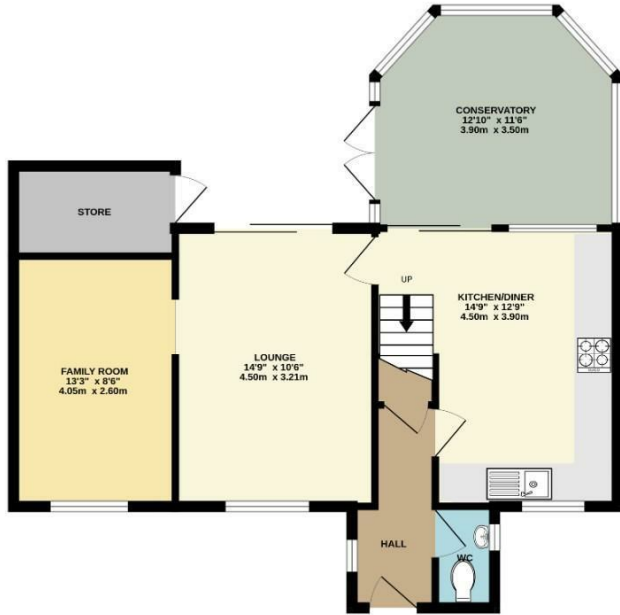
Energy Efficiency Rating: B



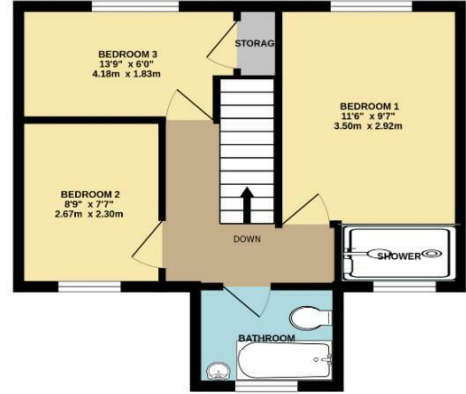




GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



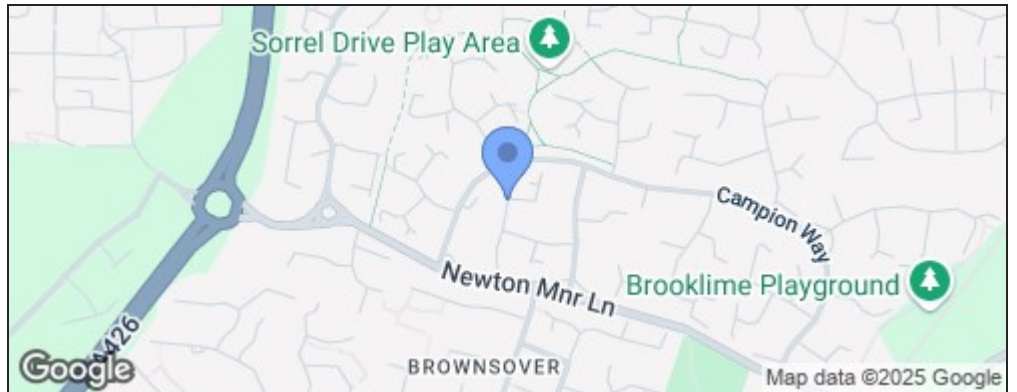
1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.