



EDWARD KNIGHT
ESTATE AGENTS

18 LYNTHURST ROAD, HILLMORTON, RUGBY, CV21 4HL

GUIDE PRICE £235,000





ENTRANCE HALL

Door to front aspect. Stairs rising to first floor. Understairs storage cupboard. Pantry cupboard with space for a fridge freezer. Doors onto further accommodation.

LOUNGE

12' 7" x 11' 0" (3.84m x 3.35m)

Secondary glazed bay window to front aspect. Television point. Gas fire. Radiator.

DINING ROOM

13' 9" x 10' 0" (4.19m x 3.05m)

Door and window to rear aspect. Gas fire. Radiator.

KITCHEN

10' 7" x 7' 4" (3.23m x 2.24m)

Wall and base units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Free standing gas cooker. Space for washing machine. Tiling to splash backs. uPVC double glazed door to side aspect. Secondary glazed window to side aspect.



CONSERVATORY

Single glazed steel frame construction. Windows and door to rear aspect.

FIRST FLOOR LANDING

Secondary glazed window to side aspect.
Loft access. Doors onto bedrooms and bathroom.

BEDROOM ONE

11' 0" x 11' 0" (3.35m x 3.35m)

Secondary glazed bay window to front aspect. Radiator.

BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m)

Secondary glazed window to rear aspect. Radiator.

BEDROOM THREE

10' 7" x 7' 5" (3.23m x 2.26m)

Secondary glazed window to rear aspect. Radiator. Airing cupboard.

BATHROOM

Panelled bath with mixer tap and shower head over. Electric powered shower. Low level WC. Wash hand basin. Partly tiled walls. Radiator. Secondary glazed opaque window to front aspect.

FRONT GARDEN

Lawned area. Flower beds housing hedging and shrubs. Tarmac driveway.



REAR GARDEN

Patio area. Stepped lawned areas. Timber fencing and hedging surrounds. Three brick built sheds with power, lighting and plumbing connected.

Single garage with double doors to front.



Ground Floor



First Floor

