18 LYNDHURST ROAD, HILLMORTON, RUGBY, CV21 4HL

GUIDE PRICE £235,000



EDWARD KNIGHT

£





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.

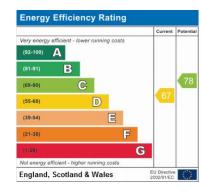
Single garage with double doors to front.

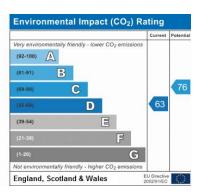




First Floor Bedroom Bedroom Bedroom Bathroom







14 Regent Street, Rugby, Warwickshire, CV21 2PY www.edwardknight.co.uk sales@edwardknight.co.uk 01788 543222 Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements