



EDWARD KNIGHT
ESTATE AGENTS

14 BARBY LANE, HILLMORTON, RUGBY, CV22 5QJ

OFFERS IN EXCESS OF £325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautiful three-bedroom home located in an extremely desirable location in Hillmorton. The property boasts many original features such as stripped wood floors, original tiling and fireplaces and in brief comprises of; entrance lobby, through to hallway, cloakroom, dining room, lounge, kitchen, three bedrooms and a family bathroom.

Viewings for this property will take place on Saturday 14th March 2020, please call Edward Knight Estate Agents on 01788 543222 to book your appointment time for this date.

LOCATION

Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. The property is situated within the catchment for Paddox Primary School and Ashlawn High school and close to a range of local shops, eateries and cafes.

GROUND FLOOR

Enter the property via solid wood front door with obscure glazed inserts into the entrance porch which has a stripped wood floor, wall mounted lights and an archway opening through to the entrance hallway and door onto the ground floor cloakroom. The cloakroom features a continuation of stripped wood floor, a window to the side aspect, low flush WC and wash hand basin with separate taps and tiled splash backs.

The hallway has Minton style floor, dog leg staircase rising to the first floor, three original



timber doors with original handles providing access to the ground floor accommodation.

The dining room has stripped wood flooring, beautiful large square bay window with original wooden windows and handles. At the back of the property there is the lounge which features double opening patio doors onto the rear garden, a feature open fireplace, wall mounted lights and stripped wood floors (underneath carpet).

The kitchen has red quarry tiled floor, two windows to side aspect, a door to the side aspect, door to the rear garden and door to under stairs pantry which has shelving and window to side aspect. It is fitted with base and eye level units with work surfaces over, stainless steel sink drainer, washing machine, space for free standing gas oven, space for dishwasher and floor mounted gas boiler.

ENTRANCE PORCH

4' 6" x 5' 7" (1.37m x 1.7m)

CLOAKROOM

4' 7" x 6' 6" (1.4m x 1.98m)

ENTRANCE HALL

7' 1" x 9' 6" (2.16m x 2.9m)

DINING ROOM

15' 6" into bay x 9' 7" (4.72m x 2.92m)



LOUNGE

14' 5" x 9' 7" (4.39m x 2.92m)

KITCHEN BREAKFAST ROOM

12' 2" x 14' 4" (3.71m x 4.37m)







FIRST FLOOR

Stairs rise from the hallway to the first-floor landing which provides access to all bedrooms and the family bathroom.

The master bedroom mirrors the ground floor dining room featuring a beautiful square bay window to the front aspect. There is also a cast iron fireplace and stripped wood flooring.

Bedroom two also has stripped wood floor and a cast iron fireplace as well as picture rails and a window overlooking the rear garden.

Bedroom three has stripped wood flooring, window to the side aspect, picture rail, airing cupboard housing hot water cylinder.

Family bathroom has a tiled floor, two windows to the rear aspect, roll top bath, sink with separate taps and tiled splash backs, corner shower unit and low flush WC.

BEDROOM ONE

15' 0" into bay x 11' 6" (4.57m x 3.51m)

BEDROOM TWO

13' 10" x 11' 5" (4.22m x 3.48m)

BEDROOM THREE

8' 4" x 9' 0" (2.54m x 2.74m)

FAMILY BATHROOM

12' x 6' 6" (3.66m x 1.98m)

OUTSIDE

FRONT

A good sized fore-garden that is mainly laid to lawn with some hedgerows and flower beds. There is a block paved driveway that leads to the property entrance porch and also runs down the side of the property to a single brick-built garage.

REAR

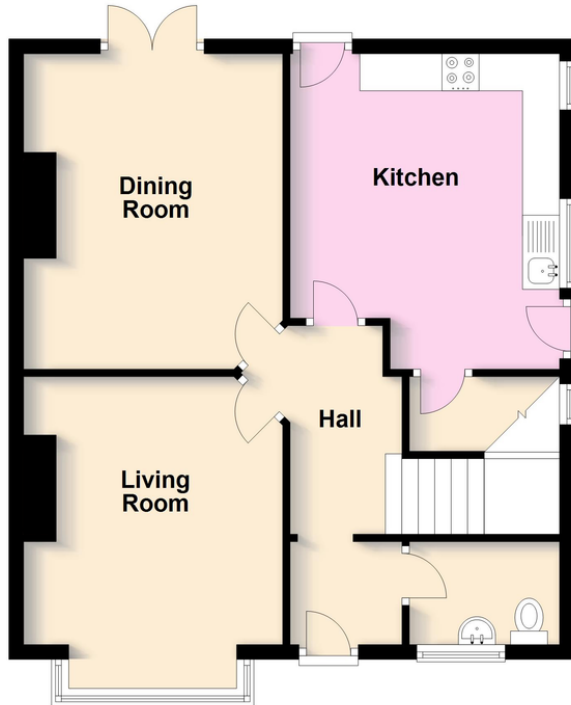
A beautiful, South West facing rear garden with a slabbed patio area, a paved patio area as well as lawn with flower beds housing plants, trees and shrubs. There is a low maintenance, bark area at the rear of the garden.

GARAGE

A single brick-built garage with pitched roof and up and over door.

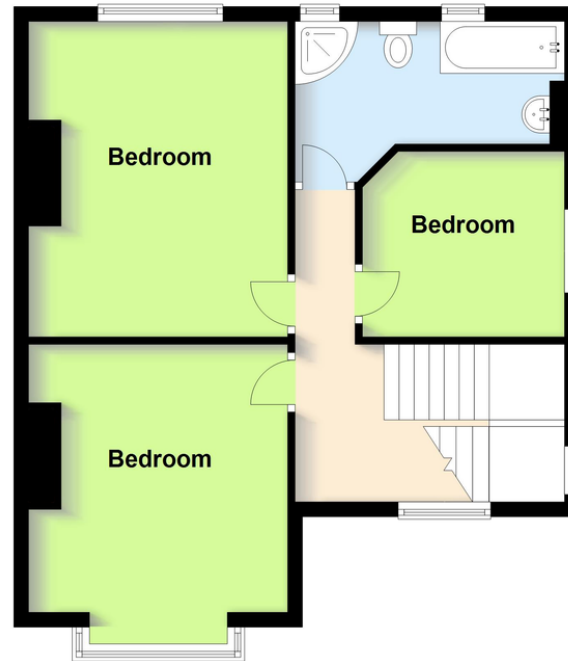
Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

