



EDWARD KNIGHT
ESTATE AGENTS

59 LOWER HILLMORTON ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 3TA

OFFERS IN EXCESS OF £325,000





SUMMARY

An imposing family home located on the ever popular Lower Hillmorton Road, having both Rugby town centre and railway station within walking distance. The property boasts a wealth of original features, charm and character and briefly comprises: entrance porch, entrance hall, lounge with log burner, dining room, conservatory/family room, kitchen, utility, cellar, three bedrooms and refitted family bathroom. Further benefits include gas fired central heating, uPVC double glazed external windows, ample off-road parking with electric vehicle charging point, an enclosed rear garden and single garage.

LOCATION

The property is situated in a particularly convenient location within walking distance from Rugby's Railway Station with it's 50 minute commute time to Euston. Also close by is Rugby School and Rugby Town's many amenities which include; the Clock Tower Shopping Centre, cafes, restaurants and bars.

Porch

Enter via double opening timber doors. Original mosaic floor. With light and the original door which has obscure stained glass leaded windows either side to:

Entrance Hall

360.68 x 243.84

11' 10" x 8' (3.61m x 2.44m) Spacious entrance hall, with beautiful original mosaic tiled floor. Original feature wood panelling to the side of the stairs. Wall mounted lights. Telephone point. A feature arch way leading to an inner lobby. Doors to the Lounge and Conservatory. Door to:

Dining Room

335.28 x 457.2

11' x 15' (3.35m x 4.57m) uPVC double glazed bay window to front aspect. Feature ceiling coving.



Radiator. Storage cupboard with shelving. Wall mounted lights.

Lounge

538.48 x 436.88

17' 8" x 14' 4" in to bay (5.38m x 4.37m in to bay) uPVC double glazed bay window to front aspect. Radiator. Feature wood burning stove with hearth. Ceiling rose. Dado rail. Coving. Television, satellite and cable connections. Double opening doors with glass inserts to:

Conservatory/Dining Area

523.24 x 487.68

17' 2" x 16' (5.23m x 4.88m) Being of part brick and part uPVC construction with a polycarbonate roof. Radiator. Double opening uPVC double glazed French doors to the rear garden. Part glazed door to the rear porch. Stairway leading to:

Converted Cellar

426.72 x 304.8

14' x 10' (4.27m x 3.05m) Enter through a solid wood door. The current owners use the cellar as a bar area. Lighting and electric. Tiled floor. Seating area. Double opening window. Archway in to bar area with optic hanging space, radiator and further seating area.

Inner Lobby

Wood laminate floor. Door to:

Kitchen

243.84 x 304.8

8' x 10' (2.44m x 3.05m) With a range of base and wall mounted units surmounted by contrasting roll top work surfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap and tiled splash backs. Stainless steel double electric oven with integrated four ring ceramic hob and extractor hood over. Tiled floor. Plumbing and space for a slimline dishwasher. Small



breakfast bar. uPVC double glazed window to rear aspect. Timber framed door leading to the rear porch. Further door to:

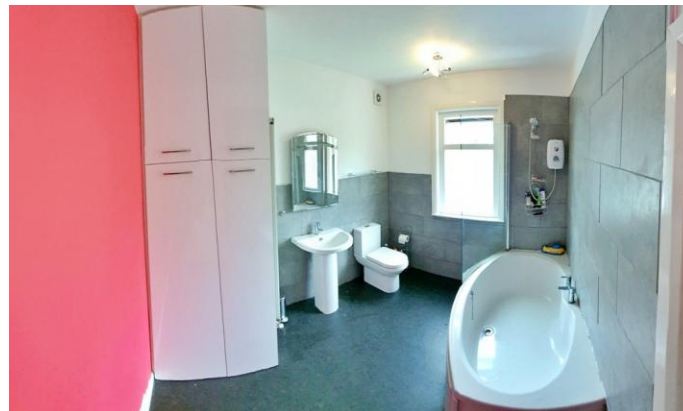
Utility room

Continued tiled floor from kitchen. Plumbing space for a washing machine and fridge space. Internal window.

Rear Porch

Being of brick and uPVC double glazed construction. With a uPVC double glazed window to the rear garden. Part glazed door to the conservatory. Cold water tap.







Stairs & Landing

Feature staircase with spindles and timber panelling rising to first floor. Halfway up the stairs there is a uPVC double glazed window to rear aspect and a radiator. Landing area comprises of: uPVC double glazed window to rear aspect. Loft hatch with ladder access. Wall mounted lights. Doors on to three bedrooms and bathroom.

Master Bedroom

518.16 x 426.72

17' x 14' (5.18m x 4.27m) uPVC double glazed bay window to front aspect. uPVC double glazed obscure corner window to rear aspect. Radiator.

Bedroom Two

335.28 x 449.58

11' x 14' 9" in to bay (3.35m x 4.50m in to bay) uPVC double glazed bay window to front aspect. Radiator. Built-in cupboard.

Bedroom Three

248.92 x 370.84

8' 2" x 12' 2" in to bay (2.49m x 3.71m in to bay) uPVC double glazed "captains" window to front aspect with a window seat. Radiator. Alcove shelving.

Bathroom

243.84 x 304.8

8' x 10' (2.44m x 3.05m) Bathroom has been refitted to a high standard. Double sized bath with mixer tap and tiled splash backs and an electric shower over. Low flush W.C. Wash hand basin with mixer tap and tiled splash backs. Mirror with demister & sensor controlled integral lighting. Contemporary vertical radiator. Airing cupboard with slatted linen shelving and wall mounted combination boiler. Extractor fan. uPVC double glazed obscure window to rear aspect.

Front Garden

Access to the driveway via double opening lockable iron gates. Parking for several vehicles which is enclosed by brick wall and hedgerows. Outside courtesy light. Electric vehicle charging point.

Rear Garden

Rear garden enclosed by an original brick wall and timber fencing. Beautiful blue brick paved patio area and further path way leading to a rear patio. Laid to lawn area with planting borders. Lockable timber gate to the side. Cold water tap.

Single Garage

513.08 x 294.64

At the rear of the property there is a detached brick built garage with a pitched roof and brick built outside toilet. Light and power connected. Electric remotely operated roller door to the front. uPVC double glazed double doors to the garden. uPVC double glazed window to the rear.

Council Tax

Band C

