



**EDWARD KNIGHT**  
ESTATE AGENTS

68 LOVEROCK CRESCENT, HILLMORTON, RUGBY, CV21 4AS

£325,000





### PROPERTY SUMMARY

This well presented three presented semi detached property comprises of lounge and dining areas, a refitted kitchen, three bedrooms and a family bathroom to the first floor, front garden providing off road parking and a decoratively landscaped rear garden with converted garage which is now occupied as a studio and storage area.

### LOCATION

Loverock Crescent is a popular tree lined street which is situated on the Abbots Farm estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Loverock Crescent falls within catchment for the highly regarded Abbots Farm Junior School and Ashlawn Secondary School. The property is situated perfectly on the corner of Loverock Crescent with views of the pretty area and being in close proximity to a variety of countryside walks including Blue Bell woods and Winfield recreational ground.



### ENTRANCE HALL

uPVC double glazed opaque windows and composite door to front aspect. Wood effect tiled flooring. Stairs rising to the first floor. Under stairs storage cupboard. Radiator. Doors onto further accommodation.

### KITCHEN

8' 10" x 7' 11" (2.69m x 2.41m)

Wall and base units with work surfaces over. Stainless steel one and half bowl sink and drainer unit with a mixer tap. Integrated gas hob and electric oven with cooker hood above. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Tiling to splash backs and wood effect tiled flooring. Radiator. uPVC double glazed windows to rear and opaque door to side aspect.

### LOUNGE AREA

14' 11" x 12' 3" (4.55m x 3.73m)

uPVC double glazed bay window to front aspect. Television and telephone points. Radiator.

### DINING AREA

12' x 10' 11" (3.66m x 3.33m)

uPVC double glazed window to rear aspect. Radiator.



### FIRST FLOOR LANDING

uPVC double glazed opaque window to side aspect. Loft access. Doors onto bedrooms and bathroom.

### BEDROOM ONE

15' x 11' 6" (4.57m x 3.51m)

uPVC double glazed bay window to front aspect. Radiator. Television point.







### **BEDROOM TWO**

11' 10" x 11' 6" (3.61m x 3.51m)

uPVC double glazed window to rear aspect.  
Radiator.

### **BEDROOM THREE**

9' 1" x 7' 5" (2.77m x 2.26m)

uPVC double glazed window to front aspect.  
Radiator. Fitted wardrobe.

### **BATHROOM**

P-shaped paneled bath with mixer taps and electric powered shower over. Low level WC. Wash hand basin. Heated towel rail. Partly tiled walls. Extractor fan. Shaver pints. Airing cupboard. uPVC double glazed opaque window to rear aspect.

### **FRONT GARDEN**

Newly laid lawned area. Sloped concrete driveway providing off-road parking. Low level brick wall and hedging surrounds.

### **REAR GARDEN**

A newly landscaped garden offering sections of lawned, patio and gravelled areas. Raised flower beds with LED lighting built in. Timber built shed. Timber fencing surrounds. Gated access to the side.

Single garage has been converted into a studio which provides power and lighting with uPVC double glazed French doors to the front aspect and storage area to the rear.



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	64