



**EDWARD KNIGHT**  
ESTATE AGENTS

16 LINNELL ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 4AN

OFFERS IN EXCESS OF £285,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautiful bay fronted, semi-detached home in Hillmorton. This spacious family home boasts modern open plan living and falls within excellent school catchments.

Viewings for this property will take place on Saturday 24th July 2021, please call Edward Knight Estate Agents to organise your booking.

### LOCATION

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



Abbotts Farm is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry and Northampton.



### ENTRANCE PORCH

Enter via a double glazed opaque front door. Small meter cupboard. Tiled flooring. Wooden part-glazed door to:

### HALLWAY

Stairs rising to first floor. Radiator. Understairs storage cupboard. Storage cupboard. Wooden flooring. Doors onto further accommodation.

### GUEST WC

Low level WC. Wash hand basin. Partly tiled walls. Opaque window to side aspect.

### LOUNGE

12' 1" plus bay x 12' 5" (3.68m x 3.78m)  
uPVC double glazed bay window to the front aspect. Television and telephone point. Radiator. Laminate flooring. Multi fuel burner.

### KITCHEN DINER

12' 6" max x 19' 3" (3.81m x 5.87m)  
Wall and base units with wooden work surfaces over. Belfast sink with mixer tap. Free standing gas cooker with cooker hood above. Integrated dishwasher. Space for fridge freezer. Wall mounted radiator. Laminate flooring. uPVC double glazed windows to rear aspect. uPVC double glazed door to side aspect.

### FIRST FLOOR LANDING

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



### BEDROOM ONE

14' 11" into bay x 11' 7" (4.55m x 3.53m)  
uPVC double glazed bay window to front aspect. Radiator.

### BEDROOM TWO

12' x 11' 6" (3.66m x 3.51m)  
uPVC double glazed bay window to rear aspect. Radiator.











### **BEDROOM THREE**

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

uPVC double glazed bay window to front aspect.  
Radiator.

### **SHOWER ROOM**

Shower cubicle with electric powered shower.  
Wash hand basin vanity unit. Airing cupboard housing central heating combi boiler. Fully tiled walls and flooring. Heated towel rail. Extractor fan. uPVC double glazed opaque window to rear aspect.

### **WC**

Separate to the shower room comprising of: Low level WC. Fully tiled walls. uPVC double glazed opaque window to side aspect.

### **FRONT GARDEN**

Lawned area with flower beds housing plants, trees and shrubs. Tarmac driveway with off road parking.

### **REAR GARDEN**

Lawned area. Patio area. Raised flower beds. Timber fencing surrounds. Gated access to the side.

### **LEAN TO**

Windows to side and rear aspect. Door to the rear aspect. Door onto garage.

### **SINGLE GARAGE**

Up and over door. Power and lighting connected. Window to side aspect.



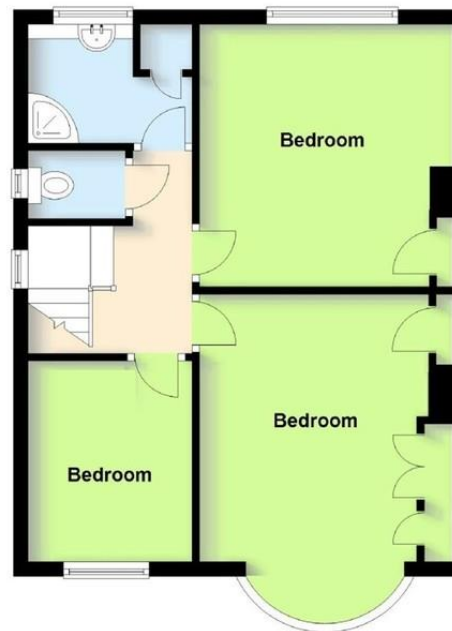
## Ground Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)

