



EDWARD KNIGHT
ESTATE AGENTS

97 LOWER HILLMORTON ROAD, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 3TN

£525,000





SUMMARY

Offered for sale with no onward chain, an impressive and handsome detached home on Lower Hillmorton Road which is well located for various schools, access to the railway station and local amenities. Having been well cared for by the current owners and offering a range of original features the accommodation on offer comprises : Entrance Hall, Lounge, Dining Room, Family Room/Office, Breakfast Kitchen, Utility area with WC, Four Bedrooms with a large Bathroom. To the front of the property is a block paved driveway for several vehicles leading to a garage. To the rear is a private and well tended garden which backs onto allotments. Early viewing is considered essential.

LOCATION

Lower Hillmorton Road is one of Rugby's most desirable locations. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. This property is within walking distance to Ashlawn High School, Paddox Primary School, Eastlands Primary School & Lawrence Sheriff Grammar School.

Hallway

Stairs rising to first floor. Understairs storage cupboard. Door to Lounge and further accommodation. Door to Kitchen and further accommodation. Wall mounted radiator. Parquet flooring.

Lounge & Dining Room

28' 3" into bay x 14' 0" which narrows to 11' in dining area (8.61m x 4.27m)
uPVC double glazed bay window to the front aspect. Double doors into Family Room / Office. Parquet flooring. Two wall mounted radiators. TV & Telephone points.

Family Room / Office

12' 5" x 9' 0" (3.78m x 2.74m)
uPVC double glazed patio door to the patio and



garden and window to the side aspect. Opaque internal window to the kitchen. Wall mounted radiator. Telephone points for 2 lines.

Breakfast Kitchen

18' 10" x 11' 11" max which narrows to 10' (5.74m x 3.63m)

Part glazed door into Utility Lean-To. Two uPVC double glazed windows (one to the rear and one to the side). Opaque internal window to the Family Room. Two wall mounted radiators. Range of base and eye level units with work surface over. Tiling to splashbacks. One and a half bowl sink/drainers with mixer tap. Integrated double oven, hob and extractor. Wooden flooring. Inset spotlights. Space for a dryer. Space and plumbing for a dishwasher. Space for fridge/freezer. TV point.

Utility Lean-To

10' 7" x 9' 6" max inc WC (3.23m x 2.9m)

Double opening barn style door to the side aspect and garden. Courtesy door into garage. Space and plumbing for washing machine. Double glazed window to the side. Door to WC. Wall mounted radiator.

WC

Double glazed window to the rear. Low flush WC. Wall mounted wash hand basin.

Landing

Doors off to all four bedrooms and bathroom. Access hatch to part boarded loft which has pull down ladder.

Bedroom One

17' x 14' 2" (5.18m x 4.32m)

uPVC double glazed bay window to the front aspect. Wall mounted radiator. Fitted wardrobes and dressing table with strip light above. Coving to ceiling. TV point.

Bedroom Two

12' 1" x 11' 0" (3.68m x 3.35m)



uPVC double glazed window to the rear aspect. Wall mounted radiator. Coving to ceiling. Two TV points.

Bedroom Three

16' 6" x 9' 0" (5.03m x 2.74m)

uPVC double glazed window to the front and the side aspects. Coving to ceiling. Wall mounted radiator. Fitted wardrobes and dressing table with strip light above.

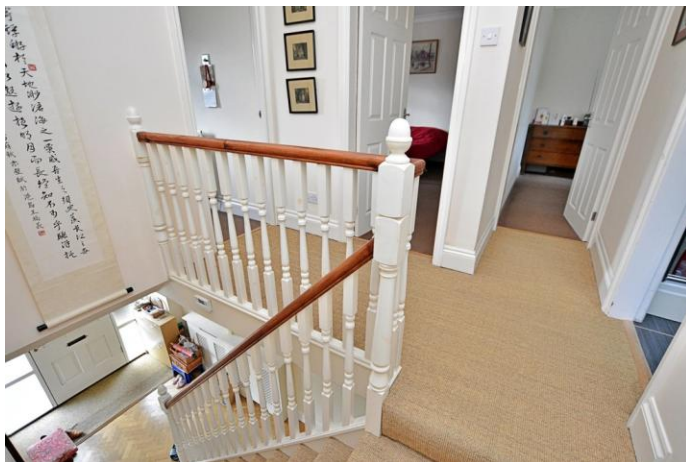
Bedroom Four

8' 3" x 7' 5" (2.51m x 2.26m)

uPVC double glazed window to the front. Coving to







ceiling. Wall mounted radiator.

Bathroom

12' 3" x 10' 1" max (3.73m x 3.07m)

Opaque double glazed window to the side aspect. Ceramic tiled flooring. Corner shower cubicle with extractor. Spotlights. Airing cupboard. Curved edge bath with mixer tap and shower attachment. Tiling to splashbacks. Low flush W.C. Wall mounted wash hand basin with mixer tap. Heated towel rail. Wall mounted radiator.

Driveway & Frontage

Substantial block paved driveway leading to garage. Side gated pedestrian access. Low maintenance flower and plant borders. Enclosed by a low level brick wall.

Garage

17' 5" x 9' 6" (5.31m x 2.9m)

Electric metal up and over door. Power and light connected. Courtesy door into lean-to. Single glazed window to the side.

Garden

Initial L Shaped patio area. Well tended lawn with pleasant sweeping borders to both sides and winding pathway leading to the base of the garden. Slightly raised rear seating and barbeque area with trellising and trees surrounding. Access gate to the front of the property. Two chamber brick built garden storage room with single glazed windows.



