



**EDWARD KNIGHT**  
ESTATE AGENTS

14 WATTS LANE, HILLMORTON, RUGBY, CV21 4PE

£565,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive, modern three storey property in Hillmorton. The accommodation includes a large entrance hall that has double doors into a lounge with multi-fuel burning stove, the lounge then opens into the dining/living area of the kitchen. The hallway also gives access to the first floor via oak stairs with glass panels, a WC, services cupboard/store room, utility room and the kitchen which has a large central island and ceiling lantern to the dining/living area, making the ground floor living space even more light and airy. The first floor offers two double bedrooms which are served by a large bathroom, and a master suite with en-suite shower room. The second floor offers two further double bedrooms and a bathroom. Outside you will enjoy plenty of private parking and a private rear garden with brick outbuilding finished in white render, with power and light connected.

Designed to be contemporary in style and quality in finish, this property includes an array of high-quality fixtures throughout the accommodation. "Quooker" taps, Neff appliances and the latest extraction technology make the stylish, high specification kitchens comfortable for those that simply like to entertain. Connectivity for solar panels, car charging points and an energy efficient heating system show a genuine commitment to the environment and low bills, whilst complimentary CCTV and alarms give peace of mind and offer convenience. The layouts of both properties are family focused, with gardens accessed via bifold doors from the



kitchen/living space, ample wet room provision, finished to a high specification with "Aqualisa" showers, full tiling, and under-floor heating.

#### LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2 miles from Rugby railway station and 54 minutes from central London. Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.









## ENTRANCE HALL

### STUDY

7' 8" x 5' 11" (2.34m x 1.8m)

### CLOAKROOM

### LIVING ROOM

20' 7" x 12' 1" (6.27m x 3.68m)

### KITCHEN/DINER

25' 7" x 17' 8" (7.8m x 5.38m)

### UTILITY ROOM

8' 9" x 5' 3" (2.67m x 1.6m)

## FIRST FLOOR

## LANDING

### MASTER BEDROOM

20' 9" x 12' 2" (6.32m x 3.71m)

### ENSUITE

0' x 0' 0" (0m x 0m)

### BEDROOM FOUR

13' 1" x 10' 6" (3.99m x 3.2m)

### BEDROOM FIVE

13' 1" x 9' 8" (3.99m x 2.95m)

## FAMILY BATHROOM

## SECOND FLOOR

## LANDING

### BEDROOM TWO

19' 11" x 10' 2" (6.07m x 3.1m)

### BEDROOM THREE

14' 4" x 12' 3" (4.37m x 3.73m)

## BATHROOM

## OUTSIDE

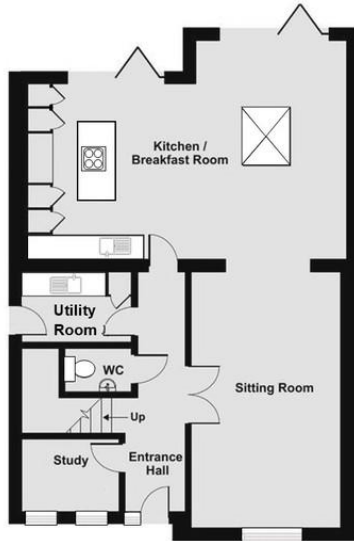
## GARAGE



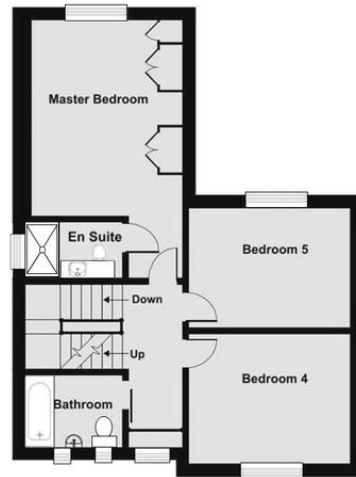


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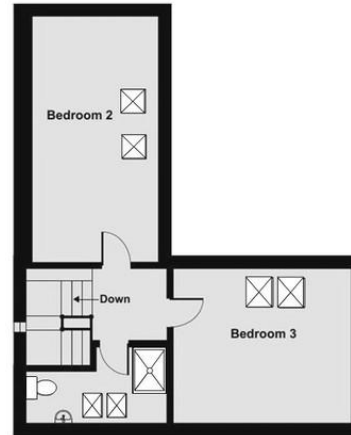
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[sales@edwardknight.co.uk](mailto:sales@edwardknight.co.uk)  
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.