



EDWARD KNIGHT
ESTATE AGENTS

28 RATHBONE CLOSE, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 4EP

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning three-bedroom semi-detached home in Rugby's most popular suburb, Hillmorton. Tucked away in a quiet cul de sac, this perfectly presented, extended property offers open plan living with high quality fixtures and fittings set over two floors.

The property is situated on a good size plot with off road parking, private garden and detached brick-built garage which has recently been converted into a fully functioning external office.

Viewings for this fantastic property are strictly by appointment with Edward Knights Regent Street offices.

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 win independent food outlets offering world cuisine.



ENTRANCE HALL

LIVING ROOM

12' 8" x 11' 10" (3.86m x 3.61m)

DINING ROOM

11' 9" x 11' 7" (3.58m x 3.53m)

OPEN PLAN KITCHEN BREAKFAST ROOM

18' 2" x 11' 1" (5.54m x 3.38m)

UTILITY ROOM

7' 11" x 7' 1" (2.41m x 2.16m)

FIRST FLOOR

MASTER BEDROOM

11' 10" x 11' 1" (3.61m x 3.38m)

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM THREE

7' 11" x 7' 2" (2.41m x 2.18m)

FAMILY BATHROOM

7' 11" x 5' 4" (2.41m x 1.63m)

OUTSIDE

EXTERNAL OFFICE

9' 1" x 8' 4" (2.77m x 2.54m)

GARAGE/STORAGE ROOM

8' 4" x 7' 9" (2.54m x 2.36m)

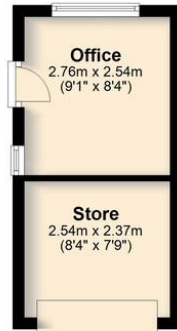
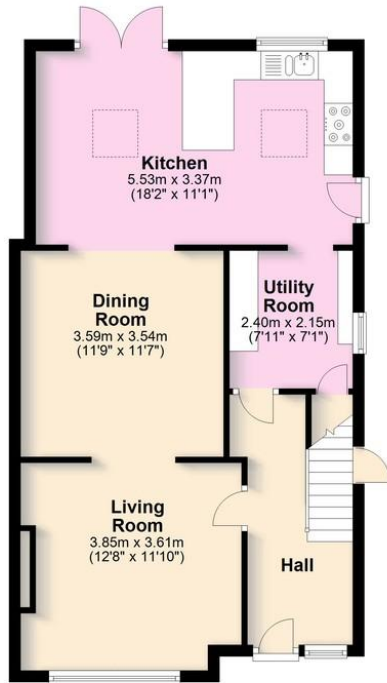






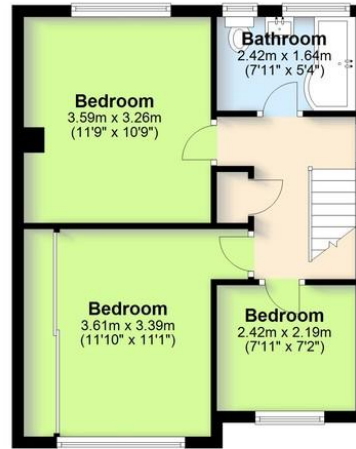
Ground Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garden Room

Plan produced using PlanUp.

