



EDWARD KNIGHT
ESTATE AGENTS

17 RAINSBROOK AVENUE, HILLMORTON, RUGBY, CV22 5HB

OFFERS IN EXCESS OF £300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this stunning, fully renovated Victorian home in Hillmorton. This spacious home has been delicately refurbished throughout the two-storey accommodation, which boasts a characterful feel with a modern twist thanks to its wealth of period features such as original internal door furniture, antique fire surrounds and stunning Minton tiled floor.

The accommodation in brief includes an entrance hall with original tiled floor, living room with feature fire and bay window overlooking the pretty street, bright and airy dining room which opens up into beautifully into the extended open plan kitchen with adjoining utility room. The first floor boasts three well-proportioned bedrooms and an oversized bathroom with eye catching roll top bath and double shower cubicle.

Externally the property boasts a small front garden with privacy hedgerow and substantial rear garden with lawned space and decked entertaining area for alfresco dining. At the very rear of the property is a detached outbuilding which includes a gym/office and storage shed with power and lighting connected.

Viewings for this fantastic property are strictly by appointment with Edward Knight's Regent Street office in Rugby.



LOCATION

Rainsbrook Avenue is a particularly sought after residential road situated on the Paddox Estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Rainsbrook Avenue falls within catchment for both Paddox Primary School and Ashlawn Secondary School.

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.

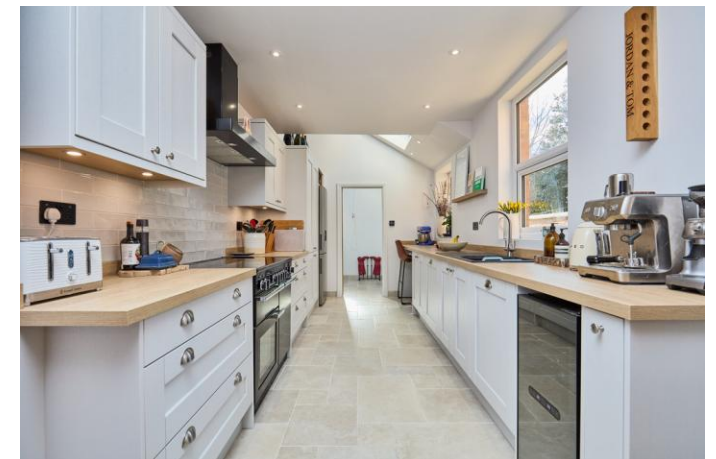
This property is less than 3 miles from Rugby railway station and 49 minutes from central London by train.

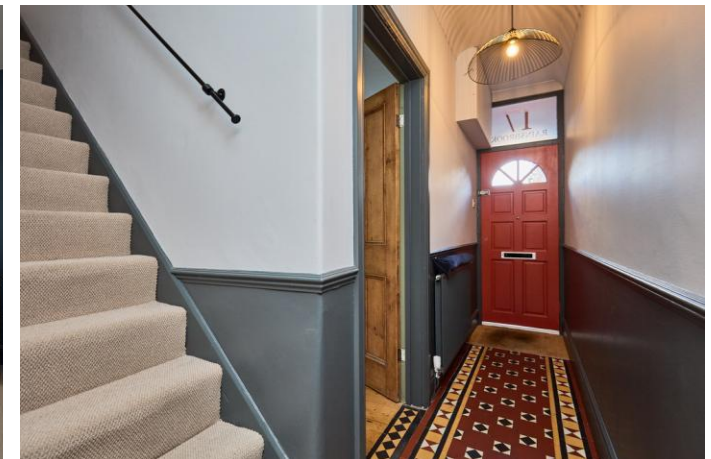
Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddox Primary School and the Squirrels pre-school. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, Rainsbrook Avenue is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and



Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.







ENTRANCE HALL

2' 10" x 13' 1" (0.86m x 3.99m)

LIVING ROOM

13' 10" x 10' 4" (4.22m x 3.15m)

OPEN PLAN KITCHEN DINING ROOM

DINING AREA

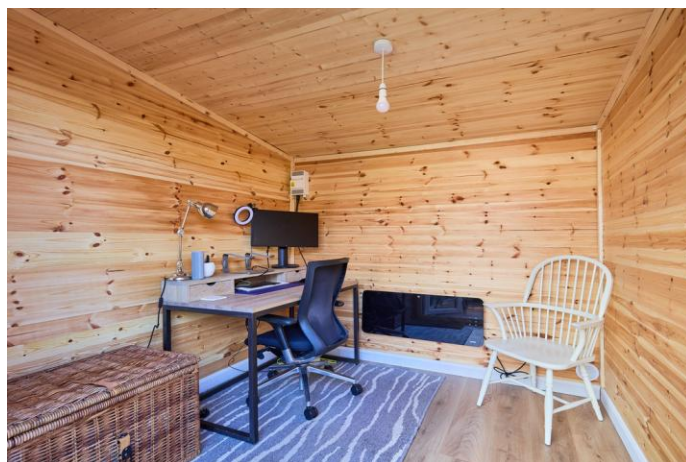
13' 2" x 12' 3" (4.01m x 3.73m)

KITCHEN

8' 3" x 16' 6" (2.51m x 5.03m)

UTILITY ROOM

6' 7" x 8' 9" (2.01m x 2.67m)



FIRST FLOOR

MASTER BEDROOM

15' 1" x 12' 1" (4.6m x 3.68m)

BEDROOM TWO

10' 7" x 8' 5" (3.23m x 2.57m)

BEDROOM THREE

8' 9" x 6' 4" (2.67m x 1.93m)

FAMILY BATHROOM

15' 1" x 5' 5" (4.6m x 1.65m)

REAR GARDEN

OUTSIDE OFFICE/GYM

7' 8" x 7' 7" (2.34m x 2.31m)

SHED



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		