



EDWARD KNIGHT
ESTATE AGENTS

85 FEATHERBED LANE, HILLMORTON, RUGBY, CV21 4LF

OFFERS IN EXCESS OF £399,950





PROPERTY SUMMARY

We are delighted to offer for sale this substantial four bedroom semi-detached house located in the highly sought after residential area of Hillmorton, which is well served by local amenities and is within the catchment of reputable schooling for all ages. The recently redecorated and extended accommodation briefly comprises: entrance hall, lounge, dining room, study, kitchen/dining/family room, utility room, ground floor w.c, four double bedrooms, en-suite bathroom and a refitted four piece family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single integral garage and a good size landscaped rear garden. Available with no onward chain.

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 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated 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, Eden Road 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 as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin



exploring the lengthy canal sidewalks on offer.

GROUND FLOOR

ENTRANCE HALL

21' 5" x 5' 8" (6.53m x 1.73m)

DINING ROOM

11' 7" x 9' 9" (3.53m x 2.97m)

LOUNGE

13' 10" x 10' 7" (4.22m x 3.23m)

STUDY

7' 8" x 6' 8" (2.34m x 2.03m)

KITCHEN AREA

9' 9" x 14' 6" (2.97m x 4.42m)

DINING AREA

9' 6" x 17' 4" (2.9m x 5.28m)

UTILITY ROOM

9' 8" x 6' 7" (2.95m x 2.01m)

CLOAKROOM

3' 4" x 3' 7" (1.02m x 1.09m)

FIRST FLOOR

MASTER BEDROOM

11' 5" x 11' 0" (3.48m x 3.35m)

ENSUITE

8' 0" x 5' 10" (2.44m x 1.78m)

BEDROOM TWO



11' 9" x 9' 2" (3.58m x 2.79m)

BEDROOM THREE

11' 7" x 10' 5" (3.53m x 3.18m)

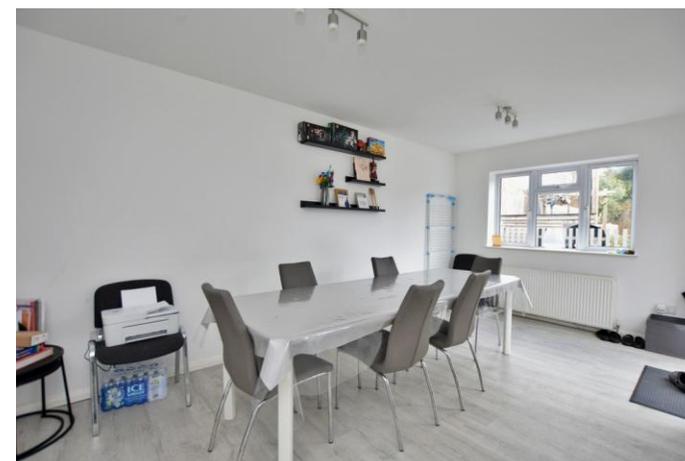
BEDROOM FOUR

9' 5" x 9' 2" (2.87m x 2.79m)

FAMILY BATHROOM

8' 1" x 6' 3" (2.46m x 1.91m)

GARAGE



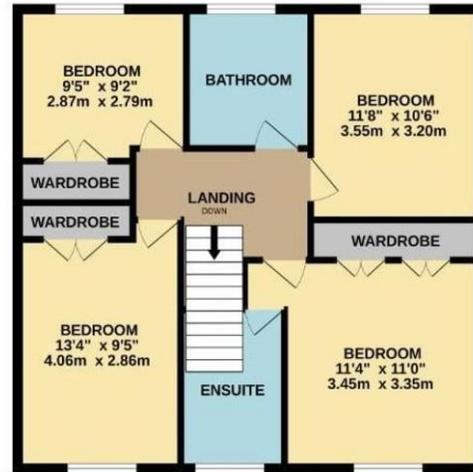




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC