



EDWARD KNIGHT
ESTATE AGENTS

20 WILLOUGHBY PLACE, HILLMORTON, RUGBY, CV22 5JE

OFFERS OVER £335,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented three bedroom semi detached property which has been greatly improved by the current owner to a high standard. The property is located at the end of a quiet cul de sac and occupies a particularly generous plot which offers scope for further extension (subject to normal planning permissions).

In brief the accommodation comprises of an entrance hall, lounge, refitted kitchen dining room with integrated appliances and separate utility room and cloakroom. To the first floor there are three well proportioned bedrooms and a refitted bathroom. The property benefits from Upvc double glazing and gas fired central heating to radiators. Externally the property has a large rear garden which is predominately laid to lawn with a patio area which is ideal for Alfresco dining. To the front there is a driveway leading to two garages one being an over sized single garage.



Viewing's will be taking place on Saturday 17th May, please call our Regent Street offices to arrange an appointment time.

LOCATION

Willoughby Place 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. Ashlawn Road 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 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, Ashlawn 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 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

12' 1" x 5' 5" (3.68m x 1.65m)

LOUNGE

12' 2" (into bay) x 10' 8" (3.71m x 3.25m)

KITCHEN/DINER

19' 7" x 13' 7" (5.97m x 4.14m)

UTILITY ROOM/CLOAKROOM WC

6' 1" x 5' 6" (1.85m x 1.68m)



BEDROOM

12' 2" x 10' 8" (3.71m x 3.25m)

BEDROOM

11' 1" x 10' 8" (3.38m x 3.25m)

BEDROOM

7' 1" x 6' 0" (2.16m x 1.83m)

BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m)

GARAGE

20' 0" x 11' 0" (6.1m x 3.35m)

GARAGE

16' 0" x 8' 2" (4.88m x 2.49m)



