



EDWARD KNIGHT
ESTATE AGENTS

46 LOVEROCK CRESCENT, HILLMORTON, RUGBY, CV21 4AS

OFFERS OVER £335,000





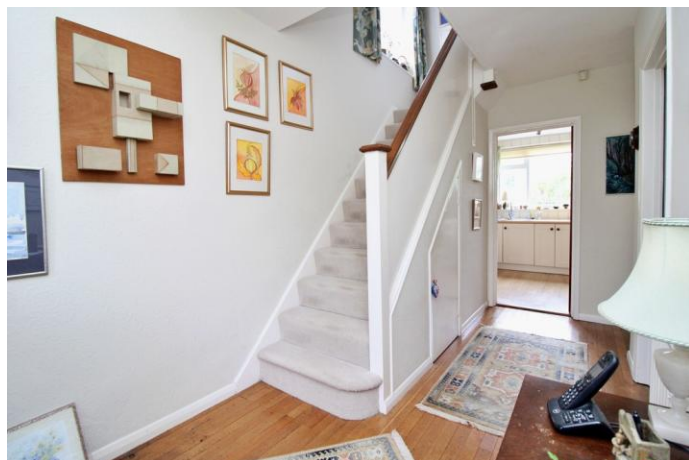
DESCRIPTION

Edward Knight Estate Agents are delighted to present for sale this immaculately presented, traditional bay-fronted semi-detached home, situated in the highly sought-after Abbots Farm area of Hillmorton, Rugby. Ideally located close to a variety of amenities, including a local parade of shops and highly regarded schools for all ages, this charming property offers spacious and well-appointed accommodation throughout.

The ground floor comprises a welcoming, light-filled entrance hall featuring the original front door and attractive wood flooring, a comfortable lounge, a separate dining room, a bright conservatory overlooking the rear garden, a stylish fitted kitchen, a separate utility room, and a convenient downstairs W.C. To the first floor, there are three generously sized bedrooms, a modern three-piece family bathroom, and a separate W.C.

Externally, the property enjoys a beautifully maintained and established rear garden that offers a high degree of privacy. To the front, there is a well-kept garden and a driveway providing ample off-road parking, which leads to a single garage.

This superb home is offered with no onward chain, presenting an ideal opportunity for a smooth and prompt purchase. Edward Knight Estate Agents will be conducting an Open House on Saturday 9th August and Saturday 16th August please call to book your viewing appointment.



LOCATION

Situated in the sought-after area of Hillmorton, this property enjoys the convenience of a wide array of local amenities and services within walking distance. Residents benefit from a variety of shops and facilities including a hotel, traditional public houses, a post office, supermarkets, a hardware store, a pharmacy, beauty salons, hairdressers, a veterinary practice, and an assortment of independent retailers and bespoke stores. Everything needed for day-to-day living is conveniently on the doorstep.

Hillmorton is particularly popular with families due to its excellent educational options. The area falls within the catchment of the highly regarded Ashlawn School and the prestigious Lawrence Sheriff Grammar School. Additionally, there are several outstanding Ofsted-rated primary schools nearby, including Paddox Primary School, Abbots Farm Infant School, Eastlands Primary School, and English Martyrs Catholic Primary School. The world-renowned Rugby School, one of the oldest independent schools in the UK, is also just a short drive away.

For outdoor enthusiasts and walkers, the location is ideal. Positioned on the edge of Hillmorton, the property offers immediate access to a network of scenic public footpaths and countryside walks. The picturesque Hillmorton Locks along the Oxford Canal provide a tranquil setting for leisurely strolls, refreshments, and extended canal-side explorations.



Commuters will appreciate the property's excellent transport links. Rugby railway station is located less than two miles away, offering direct services to London Euston in approximately 50 minutes, making it a perfect choice for those who work in the capital but seek the calm of a more rural setting.







ENTRANCE HALL

14' 4" x 6' 9" (4.37m x 2.06m)

LOUNGE

15' 3" x 13' 3" (4.65m x 4.04m)

DINING ROOM

13' 2" x 11' 5" (4.01m x 3.48m)

CONSERVATORY

12' 9" x 10' 5" (3.89m x 3.18m)

KITCHEN

10' 2" x 8' 4" (3.1m x 2.54m)

UTILITY ROOM

11' 4" x 8' 5" (3.45m x 2.57m)

WC

5' 2" x 2' 9" (1.57m x 0.84m)



FIRST FLOOR

LANDING

10' 3" x 4' 5" (3.12m x 1.35m)

BEDROOM

15' 3" x 13' 3" (4.65m x 4.04m)

BEDROOM

12' 8" x 10' 7" (3.86m x 3.23m)

BEDROOM

10' 9" x 8' 0" (3.28m x 2.44m)

BATHROOM

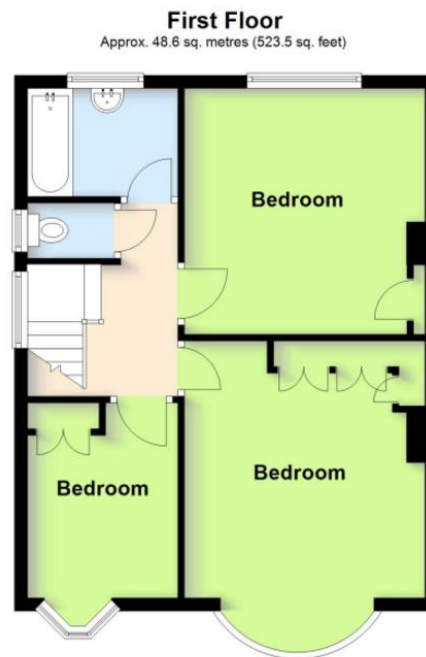
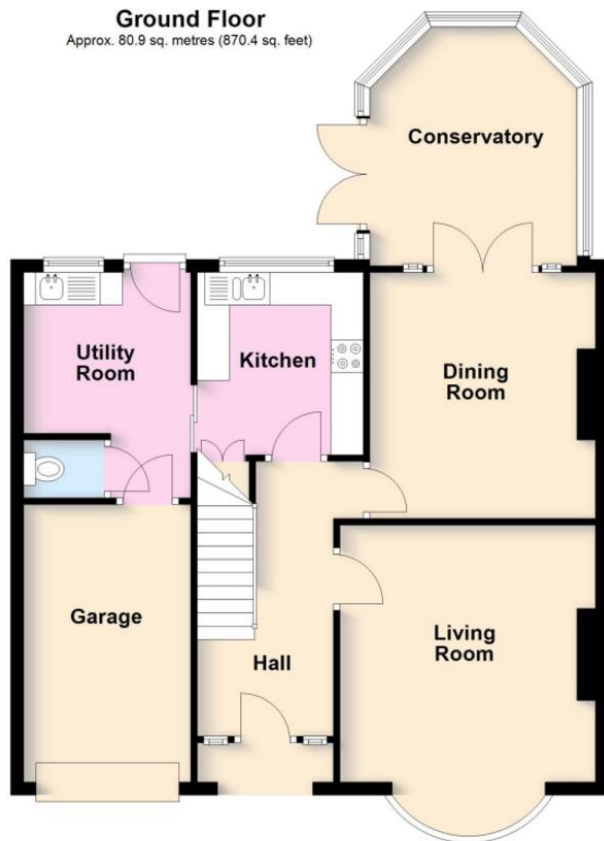
8' 5" x 5' 1" (2.57m x 1.55m)

WC

6' 5" x 2' 9" (1.96m x 0.84m)

GARAGE

15' 0" x 8' 6" (4.57m x 2.59m)



Total area: approx. 129.5 sq. metres (1393.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		