

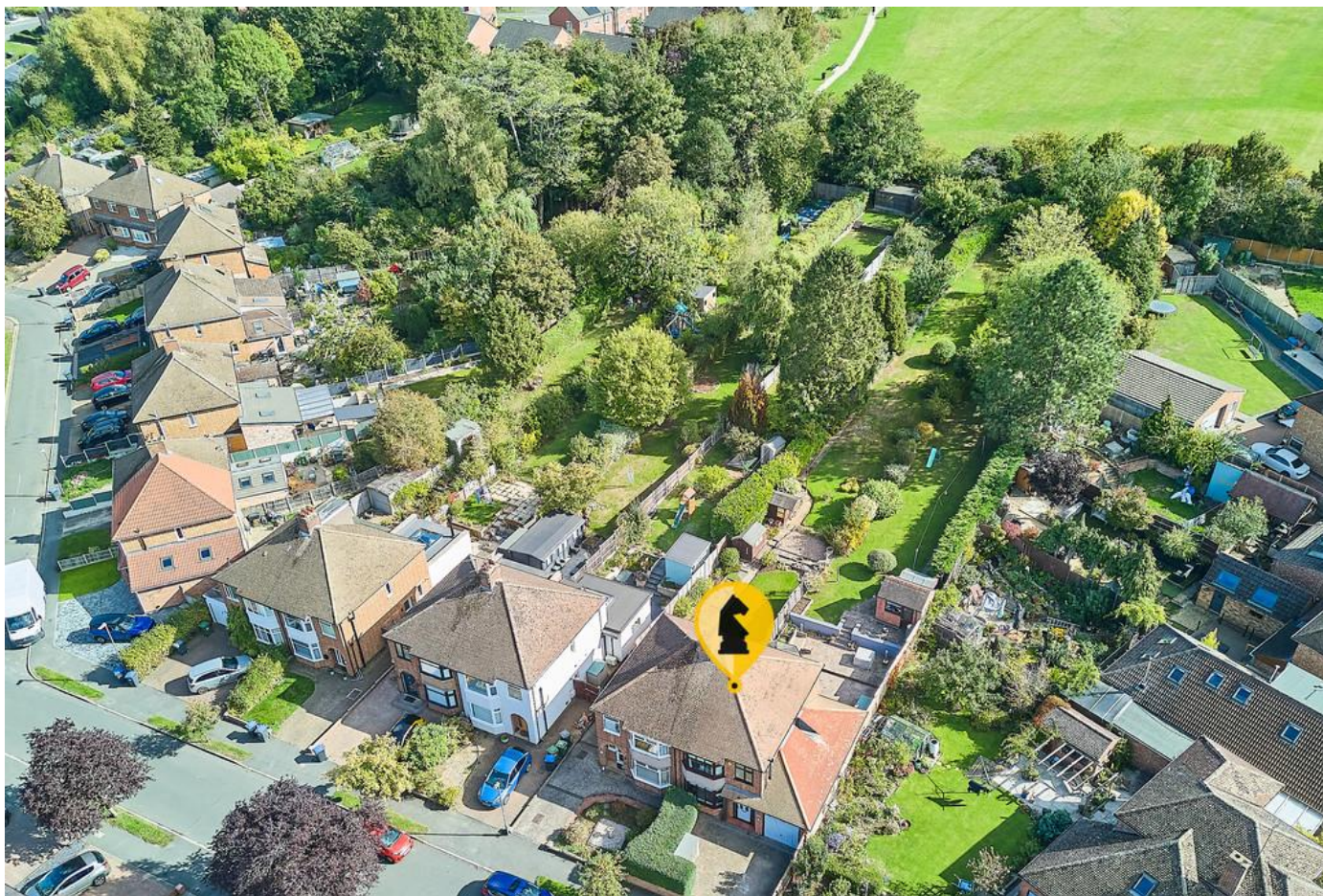


EDWARD KNIGHT
ESTATE AGENTS

2 LYNTHURST ROAD, HILLMORTON , RUGBY, CV21 4HL

£350,000



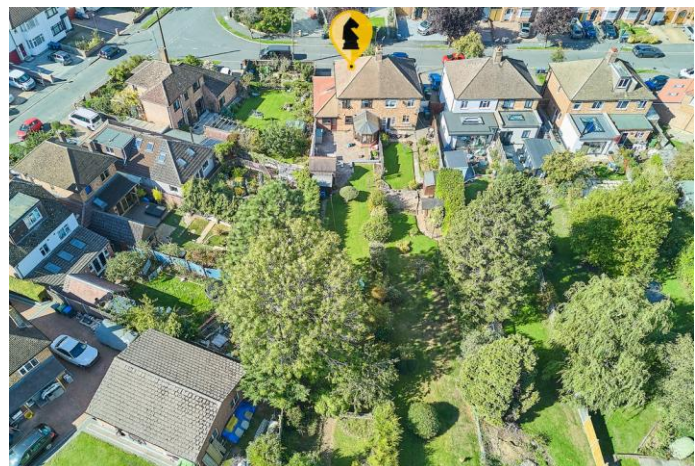


PROPERTY SUMMARY

Edward Knight are delighted to present to the market this extended semi-detached home, enviably positioned in the sought-after area of Hillmorton and boasting an exceptionally large, private rear garden.

This charming home retains many original character details, with well-planned accommodation that blends traditional features with flexible living spaces. The welcoming entrance hall is laid with attractive parquet flooring, which continues into the bay-fronted living room, creating a warm and inviting reception space. To the rear, an open-plan kitchen and dining room leads seamlessly into an adjoining conservatory, providing direct access to the patio and garden beyond. Additional ground floor benefits include a utility room and a shower room, ideal for modern family living.

Upstairs, the first floor offers three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys a walled frontage with driveway parking and an integral garage. Set within the garden is a detached, brick-built office, providing a quiet and versatile space for home working, hobbies, or storage.



The true highlight of this property is the outstanding rear garden, which extends far beyond expectations. Impressive in both length and privacy, it offers a variety of distinct areas including paved seating terraces, a generous expanse of lawn, well-stocked borders, mature trees, and a dedicated children's play area. This remarkable outdoor space provides endless opportunities for family recreation, entertaining, or

simply enjoying the peace and seclusion rarely available in such a convenient residential location.

This home represents a rare opportunity to acquire a property with a garden of this scale in Hillmorton. Early viewing is strongly advised to fully appreciate the size, character, and potential on offer.

****An open day will take place on Saturday 4th October, please contact Edward Knights Regent Street office to organise your appointment****

LOCATION

Nestled on the highly desirable Lyndhurst Road within Hillmorton, this property enjoys a prime location in one of Rugby's most sought-after suburbs. Hillmorton is renowned for its strong community feel, excellent amenities, and outstanding schools, making it a perfect choice for families and professionals alike.

The property lies within the catchment area for both the well-regarded Abbots Farm Primary School and the highly acclaimed Ashlawn School. Nearby educational options also include the prestigious Lawrence Sheriff Grammar School, the outstanding-rated Hillmorton Primary School, Squirrels Pre-School, and the world-famous Rugby School-all just a short drive away.

Hillmorton itself offers a wide range of local amenities including supermarkets, a post office, public houses, a hotel, cafes, independent shops, beauty salons, hairdressers, a veterinary practice, and a selection of popular eateries and boutique stores. Rugby town centre, only a few minutes' drive away, has recently seen a vibrant surge in



independent restaurants, bars, and world cuisine outlets.

For commuters, Rugby railway station is under 3 miles away, offering direct trains to London Euston in just 49 minutes, making this an ideal location for those working in the capital.

Nature lovers and outdoor enthusiasts will appreciate the property's proximity to open countryside and scenic walks. The area is rich with public footpaths and picturesque walking routes,







including the Great Central Railway path and Hillmorton Locks-a charming canal-side setting perfect for leisurely strolls, refreshment stops, and exploring miles of tranquil towpaths.

GARAGE

18' 4" x 8' 9" (5.59m x 2.67m)

DETACHED BRICK GARDEN OFFICE

5' 9" x 7' 9" (1.75m x 2.36m)

GROUND FLOOR

ENTRANCE HALL

14' 8" x 5' 5" (4.47m x 1.65m)

LIVING ROOM

15' 2" x 11' 0" (4.62m x 3.35m)

OPEN PLAN KITCHEN DINING ROOM

14' 9" x 16' 9" (4.5m x 5.11m)

CONSERVATORY

12' 5" x 9' 8" (3.78m x 2.95m)

REAR LOBBY/UTILITY ROOM

6' 8" x 9' 1" (2.03m x 2.77m)

GROUND FLOOR SHOWER ROOM

5' 10" x 4' 9" (1.78m x 1.45m)

FIRST FLOOR

MASTER BEDROOM

15' 9" x 11' 4" (4.8m x 3.45m)

BEDROOM TWO

14' 7" x 10' 2" (4.44m x 3.1m)

BEDROOM THREE

6' 8" x 12' 0" (2.03m x 3.66m)

FAMILY BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		