

**13 Langton Road
Hillmorton
RUGBY
CV21 3UA**

£350,000



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **FITTED KITCHEN**
- **FIRST FLOOR BATHROOM**
- **WORKSHOP AND GREENHOUSE**

- **SEMI DETACHED HOME**
- **SEPARATE RECEPTION ROOMS**
- **GROUND FLOOR WC**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****NO ONWARD CHAIN**** A three bedroom semi detached home located in the ever popular area of Hillmorton. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there is off road parking to the front for two vehicles, a garage and workshop and a large garden stretching approximately 180 feet with greenhouse. The property additionally benefits from upvc double glazing and gas radiator central heating. Ideally located for access to a variety of shops and well regarded schools including Paddox Primary School and Ashlawn High School. Transport links include regular bus routes, easy access to the region's central motorway networks and only five minute drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters.

Accommodation Comprises

Entry via glazed upvc door into:

Entrance Hall

Stairs rising to first floor. Opaque glazed window to side elevation. Bifold doors to cloakroom/w.c. Door to lounge/dining room. Opening through to kitchen.

Cloakroom/WC

With low level w.c. and wash hand basin. Window to side elevation.

Lounge

12'9" x 12'2" (3.89m x 3.71m)

Bay window to front aspect. Feature fireplace with inset gas fire. Opening through to:

Dining Room

11'1" x 10'11" (3.40m x 3.35m)

Upvc double doors leading to rear garden. Radiator.

Kitchen

15'2" x 7'4" (4.64m x 2.24m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over. Built in electric oven. Gas hob with extractor over. Integrated dish washer. Space and plumbing for a washing machine. Space for a fridge/freezer. Windows to both sides. Window to rear. Upvc part glazed door to rear garden.

First Floor Landing

Access to loft space, Window to side. Doors off to bedrooms and bathroom.

Bedroom One

12'2" x 10'11" (3.71m x 3.35m)

Bay window to front aspect. Radiator.

Bedroom Two

11'1" x 10'11" (3.40m x 3.35m)

Window to rear aspect. Radiator.

Bedroom Three

7'9" x 7'4" (2.38m x 2.24m)

Window to front. Radiator.

Bathroom

8'4" x 7'4" (2.56m x 2.24m)

Fitted with a suite to comprise; bath with electric shower and shower screen over, vanity unit with wash hand basin and low level w.c. Heated towel rail. Wall mounted combi boiler. Window to side elevation.

Front Garden

Block paved driveway providing off road parking and access to garage. Area laid to stones.

Garage

With up and over style door. Power and light connected. Service pit.

Workshop

With door and window to side. Light and power connected.

Rear Garden

The length of the garden is approximately 180 ft plus, and is mainly laid to lawn with a variety of shrubs, and fruit bearing trees and bushes. There is a patio area adjacent to the property. A further area laid to slate, a green house and pathway that leads down to the bottom of the garden.

Agents Note

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: D



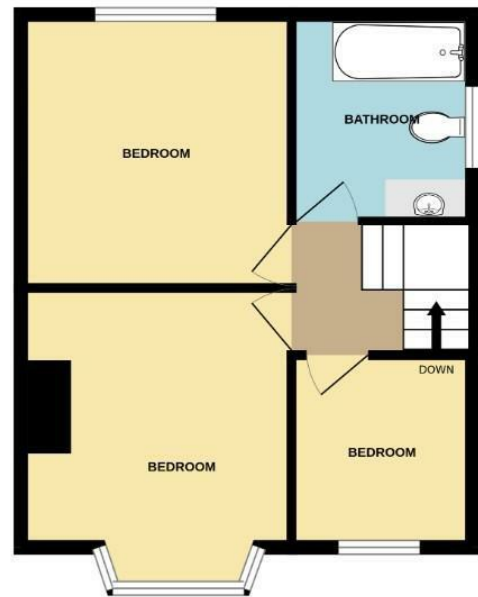




GROUND FLOOR

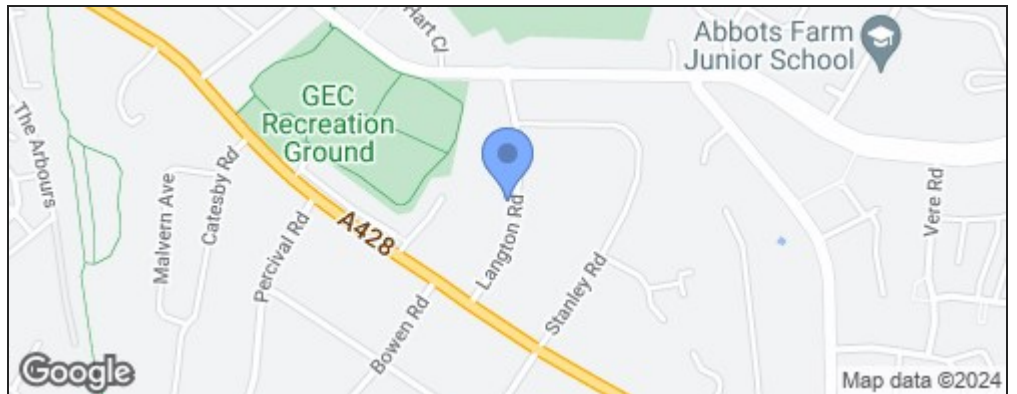


1ST FLOOR



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 mis-statement. 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.