

**228 Norton Leys
Hillside
RUGBY
CV22 5RY
£340,000**



- **FOUR BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GAS RADIATOR HEATING**
- **GARAGE AND PARKING**

- **DETACHED FAMILY HOME**
- **GROUND FLOOR W.C.**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented four bedroom detached family home situated in the popular area of Hillside and conveniently situated for access to local shops including a Sainsbury's superstore and schooling for all ages. In brief the accommodation comprises of entrance hall, ground floor cloakroom/w.c, lounge, separate dining room and refitted kitchen. To the first floor there are four well proportioned bedrooms and a refitted family bathroom. The property benefits from upvc double glazing and gas fired central heating to radiators. Externally there is a driveway providing off road parking for several vehicles and a single garage with an enclosed rear garden. The property is located with easy access to the M1/M6/A5/A14 road and motorway networks.

Accommodation Comprises

Entry via obscure upvc double glazed door to:

Entrance Hall

Radiator. Stairs rising to the first floor landing. Wood flooring. Doors to:

Cloakroom / WC

With suite comprising low level w.c and wash hand basin. Opaque double glazed window to the side aspect. Tiling to splashbacks.

Lounge

16'4" x 11'8" (4.98m x 3.58m)

Double glazed window to the front aspect. Wood flooring. Television point. Radiator. Glazed double doors to:

Dining Room

12'11" x 9'4" (3.94m x 2.87m)

Double glazed french doors onto rear garden. Coving to ceiling. Radiator. Wood flooring. Door to kitchen.

Kitchen

15'3" x 8'5" (4.65m x 2.59m)

Double glazed window to the rear aspect. Fitted with a range of base and eye level units with roll top work surface over. One and a half bowl sink and drainer unit. Built in gas cooker. Gas hob with extractor fan over. Integrated dishwasher. Integrated washing machine. Tiled walls. Tiled floor. Door to garage.

Bedroom One

16'0" x 8'9" (4.90m x 2.69m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

13'5" x 8'11" (4.11m x 2.72m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

9'1" x 7'10" (2.77m x 2.39m)

With double glazed window to the rear aspect. Radiator.

Bedroom Four

10'5" x 9'1" (3.18m x 2.77m)

With double glazed window to the front aspect. Radiator.

Bathroom

With white suite to comprise low flush w.c, pedestal wash hand basin and panelled bath with mixer shower over. Radiator. Fully tiled walls. Double glazed opaque window to side aspect.

First Floor Landing

Double glazed window to the side aspect. Loft access. Door to airing cupboard. Connecting doors to:

Front Garden

Paved to provide off road parking for several vehicles. Pathway to entrance door.

Rear Garden

Mainly laid to lawn with patio area. Mature shrub and tree borders. Gated pedestrian access. Timber fencing to boundary.

Garage

With up and over style metal door. Personal door to rear garden.

Agents Note

Local Authority: Rugby

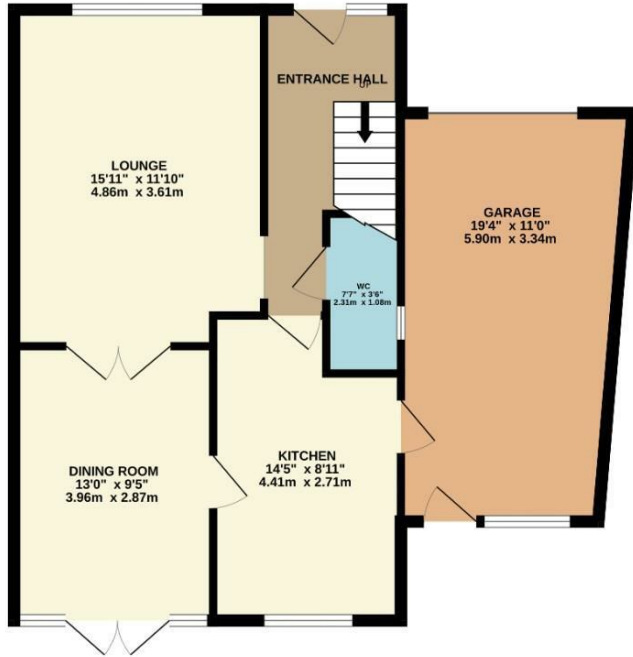
Council Tax Band: D

Energy Efficiency Rating: C

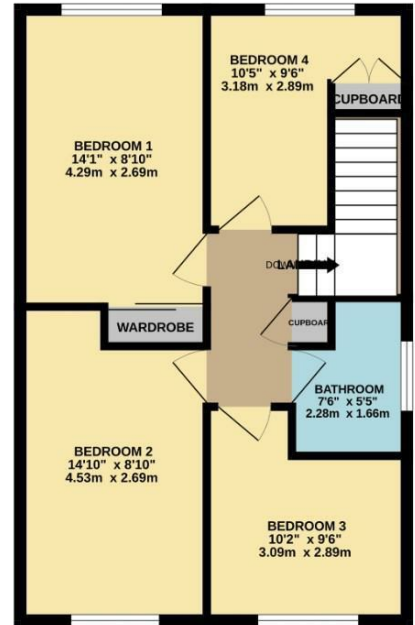




GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



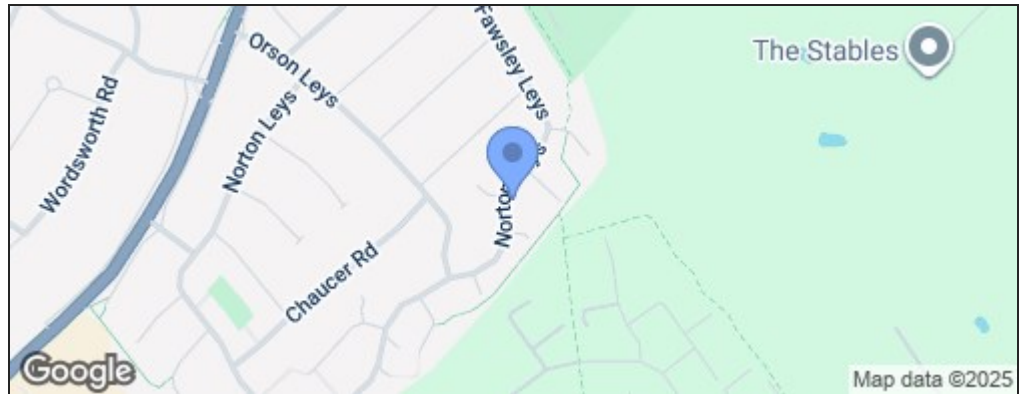
1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.