

**117 Mckinnell Crescent
Hillmorton
RUGBY
CV21 4AX**

Guide Price £239,950



- TWO BEDROOM
- LOUNGE
- SHOWER ROOM
- GARAGE
- UPVC DOUBLE GLAZING

- SEMI DETACHED BUNGALOW
- KITCHEN
- OFF ROAD PARKING
- LARGE REAR GARDEN
- ENERGY EFFICIENCY RATING D

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



PERSONAL • PROFESSIONAL • PROACTIVE

An attractive two bedroom semi detached bungalow situated in the popular residential area of Abbots Farm, Hillmorton. In brief the accommodation comprises, entrance hall, fitted kitchen, lounge, fitted shower room, and two bedrooms. Externally there off road parking for several vehicles, a garage, and a large enclosed rear garden. The property also benefits from upvc double glazing and gas radiator heating.

Ideally located close to local shops and amenities. Transport links include regular bus routes, easy access to the region's central motorway networks. It is only five minute drive to the town centre and Rugby Railway Station, which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via upvc glazed door into:

Entrance Hall

Radiator. Doors off to lounge, kitchen, bedrooms and bathroom.

Lounge

14'6" into bay x 12'0" (4.42m into bay x 3.66m)

Bay window to front aspect. Feature fireplace. Two Radiators.

Kitchen

9'3" x 8'5" (2.82m x 2.57m)

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric oven and hob with extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine and dishwasher. Radiator. Window to side. Window to rear. Door to garden.

Bedroom One

12'0" x 11'3" (3.68m x 3.43m)

Window to front aspect. Radiator.

Bedroom Two

10'5" x 8'2" (3.20m x 2.51m)

Window to rear aspect. Radiator.

Shower Room

With suite to comprise; double shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Radiator. Window to rear elevation.

Front Garden

Block paved providing off road parking for four cars.

Garage

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

Rear Garden

Patio area. Steps up to lawn area. Further raised patio areas.

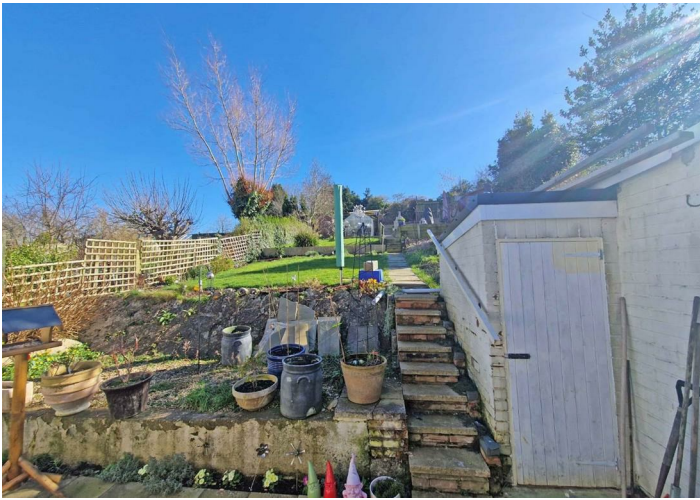
Agents Note

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: D





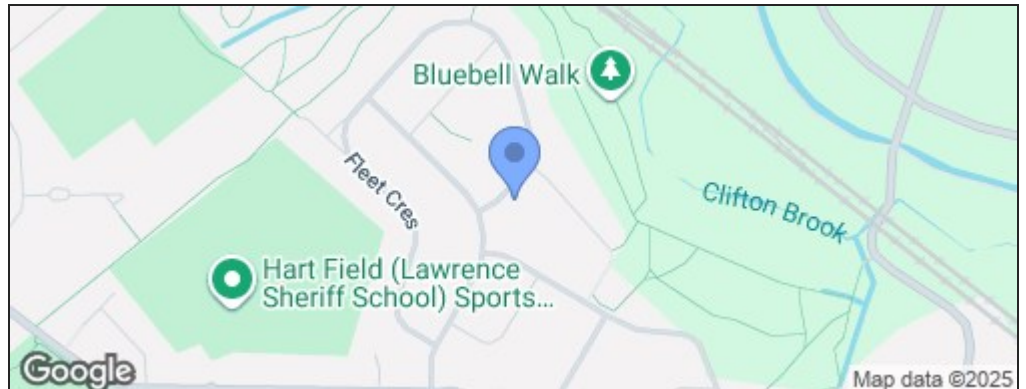
GROUND FLOOR



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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.