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Langton Road, Hillmorton
Guide Price £415,000

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Langton Road, Hillmorton, Rugby

This charming bungalow offers excellent access to public transport links, nearby schools, and local amenities. It is in good condition throughout and has a warm atmosphere, some updating is needed. As you step inside, you will find two spacious reception rooms that provide ample space for relaxation and entertainment. The natural light floods in, enhancing the welcoming ambiance of the bungalow. There are two comfortable double bedrooms, both featuring built-in wardrobes. The bungalow detached w is situated in Hillmorton with a council tax band of D. In summary, this delightful bungalow offers a comfortable and convenient living space. With its well-maintained garden, two reception rooms, two bedrooms with built-in wardrobes, and nearby amenities, it presents a wonderful opportunity for those seeking a cosy home. Don't miss the chance to make this lovely bungalow your own. Contact us today for more information or to arrange a viewing.

Entrance hall

A spacious entrance with a front a rear lobby with space for shoes and coats. There is also a storage cupboard housing a Vaillant gas combi boiler.

Living room 20'2" x 12'4" (6.17 x 3.78)

A large living room with feature tiled fireplace and large bay window to front, there is also a serving hatch to the kitchen.

Kitchen 13'1" x 10'4" (3.99 x 3.15)

An array of base cupboards and drawers with built in fan assisted double oven with halogen hob with extractor above. One and a half bowl stainless steel sink unit with mixer tap above. Plumbing for an automatic washing machine. Tiled splash areas. Built in fridge / freezer . Window looking over the rear garden.



Dining room 11'6" x 10'11" (3.53 x 3.35)

To the rear of the property with sliding patio door to the garden.

Utility

With a side door, access to the garage and space for a fridge or storage.

Shower room

Off the utility with a shower cubicle toilet and sink finished with tiled walls.

Bedroom one 12'4" x 11'10" (3.78 x 3.61)

A large double bedroom with built in storage with hanging rail and shelving.

Bedroom two 11'8" x 10'0" (3.58 x 3.05)

Another double bedroom with built in storage with hanging rail and shelving to the rear of the property .

Bathroom

With a shower over the bath finished with tiled walls.

Garage 17'5 x 8'0 (5.31m x 2.44m)

With an electric up and over door.

Garden

Patio area. Timber shed. Fully enclosed with maturing shrubs and bushes. Laid mainly to lawn.

Driveway.

Access to garage via the block paved entrance.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,



Town Hall,
Evreux Way,
Rugby
CV21 2RR





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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Total floor area 123.2 sq.m. (1,326 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

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