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Hart Close, Hillmorton  
Offers in the region of £320,000

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ESTATE AGENTS



# Hart Close, Hillmorton, Rugby

Nestled in the charming area of Hart Close, Rugby, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built-in 1935, the property has been thoughtfully extended to provide ample space for families or those seeking a little extra room to breathe. Spanning an impressive 1,141 square feet, this home features three well-proportioned bedrooms, making it ideal for relaxation. The spacious kitchen is a true highlight, complete with a stylish island that enhances functionality and serves as a wonderful gathering spot for family and friends. The convenience of a downstairs WC adds to the practicality of this home, ensuring ease of use for both residents and visitors alike. The property benefits from double glazing throughout, providing energy efficiency and a peaceful atmosphere. One of the standout features of this residence is the stunning views over the Lawrence Sheriff Playing Fields, offering a picturesque backdrop for your daily life. This semi-detached house in Hart Close is not just a home; it is a lifestyle choice, combining the charm of a period property with the conveniences of modern living. With its prime location and spacious layout, this property will surely attract those looking for a comfortable and inviting place to call home. Don't miss the opportunity to make this lovely house your own.

## Entrance Hall

Entered via double glazed door. Doors to

## Cloakroom 7'11 x 3'5 (2.41m x 1.04m)

Low flush WC. Wash hand basin.

## Living Room 12'9 x 11'8 (3.89m x 3.56m)

Radiator. Double-glazed bay window to front.

## Dining Area 21'4 x 11'1 (6.50m x 3.38m)

Tiled floor. Built in cupboards. Recess for an American style fridge freezer. Patio doors to rear garden.





### **Kitchen Area 13 x 10'8 (3.96m x 3.25m)**

An impressive spacious area with a feature island, a granite worktop, oak fronted cupboards, and an electric fan-assisted oven. Further built-in units with granite worktops. Plumbing for a dishwasher and washing machine. Space for a range style cooker. Tiled floor. Tiled splash areas. Window to side and rear. Sink with mixer above.

### **First Floor Landing 8'5 x 5'11 (2.57m x 1.80m)**

Access to loft

### **Bedroom One 12'9 x 10'6 (3.89m x 3.20m)**

Built in wardrobe. Radiator. Double glazed window to front.

### **Bedroom Two 11'7 x 11'2 (3.53m x 3.40m)**

Built in wardrobe. Radiator. Double glazed window to rear.

### **Bedroom Three 7'8 x 5'11 (2.34m x 1.80m)**

Radiator. Double glazed window to front.

### **Bathroom 6'4 x 5'11 (1.93m x 1.80m)**

Fully fitted suite with P shaped bath and curved glazed screen with fitted shower over. Low flush WC. Wash hand basin—tiled splash areas. Window to side.

### **Rear Garden**

Laid to lawn. Timber decked area. Concrete base. Fully enclosed via timber fencing. Large timber Shed.

### **Outbuilding**

Wood construction.

### **Front Garden**

Off road parking with gravel border.

### **About Rugby**

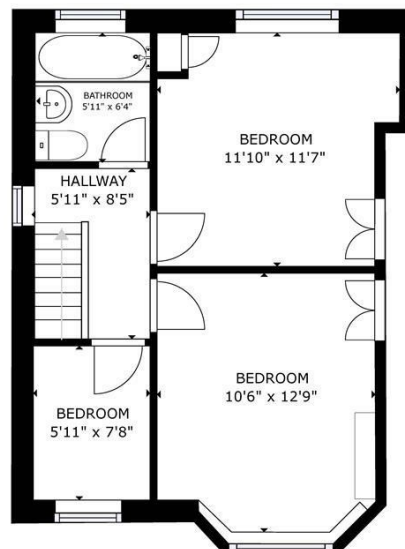
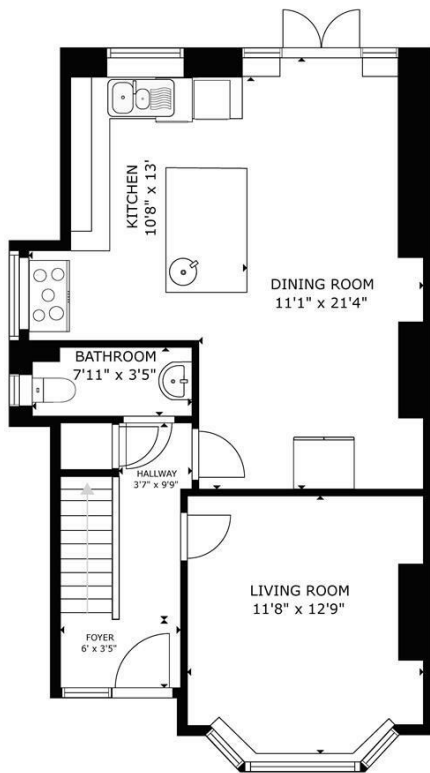
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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





GROSS INTERNAL AREA  
FLOOR 1: 607 sq ft, FLOOR 2: 441 sq ft  
TOTAL: 1048 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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