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Watts Lane, Hillmorton  
Offers Over £220,000

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ESTATE AGENTS

# Watts Lane, Hillmorton, Rugby

Complete Estate Agents are pleased to offer for sale this three-bedroom home in Hillmorton. The property has been in the hands of the current family for over 50 years. The property has a detached garage and off road parking to the rear, fitted kitchen, double glazing and no onward chain. The property briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms, shower room, garage with off road parking. Call 01788 550800 to view.

## Entrance Hall

Entered via double glazed door. Understairs storage cupboard. Doors to

## Lounge 11'4" x 12'7" (3.47 x 3.86 )

Electric fire. Radiator. Window to front.

## Dining Room 10'11" x 11'3" (3.34 x 3.45 )

Radiator. Window to rear.

## Kitchen 8'7" x 9'5" (2.62 x 2.88)

An array of base cupboards and drawers with sink unit with eye level units above. Built in electric fan assisted oven with halogen hob above. Extractor. Plumbing for an automatic washing machine. Space for an upright fridge /freezer. Tiled splash areas. Double glazed window and door to rear garden .



## Landing

Access to loft. Doors to

## Bedroom One 10'7" x 12'11" (3.23 x 3.94)

Radiator. Window to front.

## Bedroom Two 11'8" x 11'1" (3.56 x 3.38)

Radiator. Window to rear.

## Bedroom Three 9'4" x 6'3" (2.87 x 1.93)

Built in cupboard. Radiator. Window to front.

## Shower Room 8'2" x 8'3" (2.49 x 2.54)

Low flush WC. Wash hand basin. Glazed shower enclosure with fitted shower and fully tiled walls. Radiator. Window to rear.

## Garden

Small lawned area. Patio. Brick storage sheds. Fully enclosed by panel fencing. Access to

## Garage

Single brick garage with up and over steel door.

## Front Garden

Paved path to front. Dwarf wall. Gravel and shrub borders. Gas meter box.

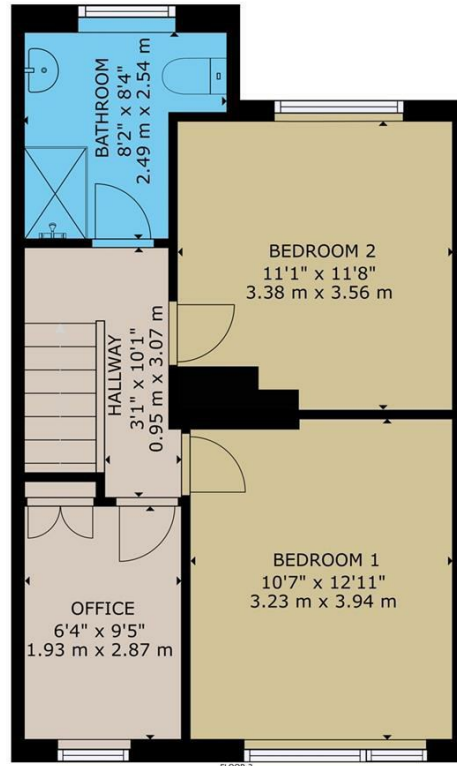
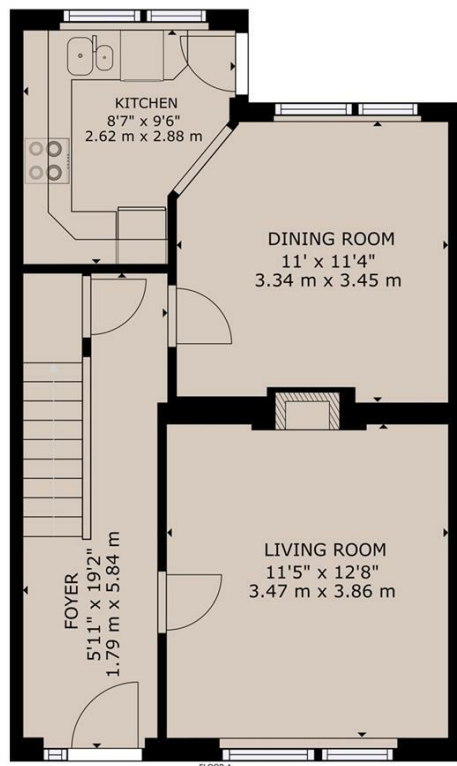
## About Rugby

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: 469 sq ft, 43.6 m<sup>2</sup>; FLOOR 2: 474 sq ft, 43.99 m<sup>2</sup>  
 TOTAL: 943 sq ft, 87.59 m<sup>2</sup>  
 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.

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

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