

## 3 Bonnington Close Hillmorton, Rugby, CV21 4DG

This detached property located in the SOUGHT AFTER area of Hillmorton, offers EXCELLENT POTENTIAL to extend and improve, with neighbouring properties having extended to the front, side and rear aspects setting precedent.

Providing three, bedrooms, and versatile accommodation arranged over two floors, this family home is a part finished renovation project, allowing buyers the freedom to choose how they finish the renovation off, and benefits from NO ONWARD CHAIN. The current owners were planning to create a large open plan family kitchen/diner across the full width of the rear aspect, with bi-folding doors leading onto the garden.

The property resides on a plot comprising of a front garden laid mainly to lawn with driveway and single garage, providing off road parking. To the rear is a good sized garden with lawned and patio/outdoor entertaining areas.

Guide price £300,000

# 3 Bonnington Close

Hillmorton, Rugby, CV21 4DG



- Detached Property
- Driveway & Garage
- Spacious Rear Garden
- Entrance Porch & Hallway
- Three Well Proportioned Bedrooms
- NO ONWARD CHAIN
- Three Receptions
- SUPERB POTENTIAL FOR EXTENSION
- Part Completed Renovation Project
- Refitted Family Bathroom

## Entrance Porch

8'1" x 4'9" (2.47 x 1.45)

## Hallway

15'3" x 8'1" (4.67 x 2.47)

## Lounge

16'5" x 12'5" (5.02 x 3.80)

## Dining Room

10'4" x 9'1" (3.17 x 2.78)

## Kitchen

13'0" x 8'2" (3.97 x 2.51)

## Conservatory

11'4" x 7'8" (3.46 x 2.36)

## Lean-To

13'10" x 10'7" (4.23 x 3.25)

## Bedroom One

13'8" x 10'11" (4.17 x 3.34)

## Bedroom Two

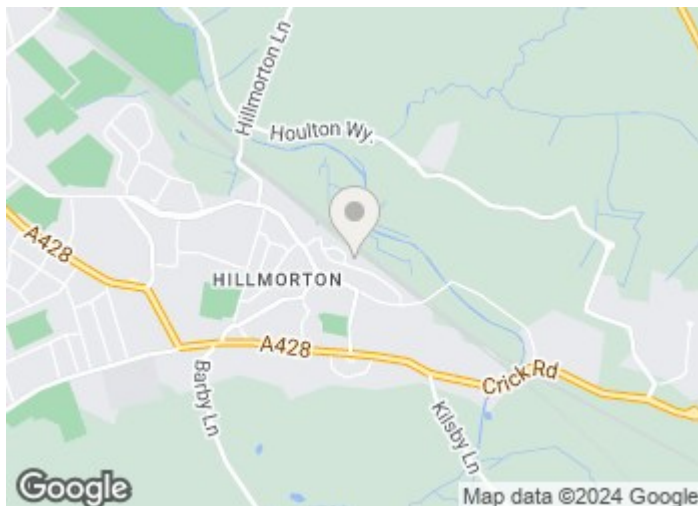
11'11" x 10'2" (3.64 x 3.11)

## Bedroom Three

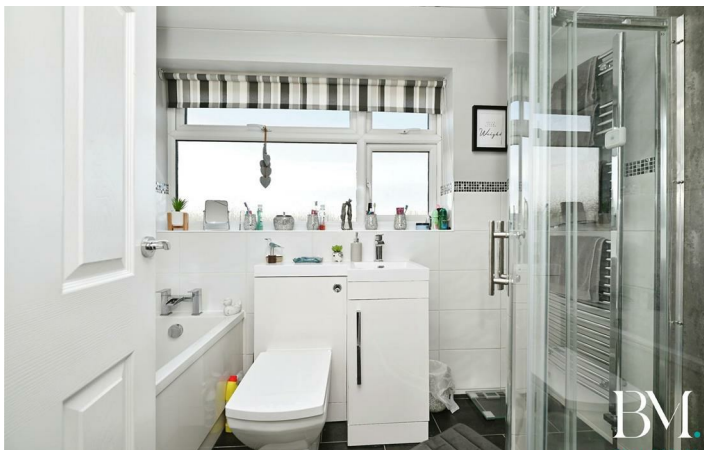
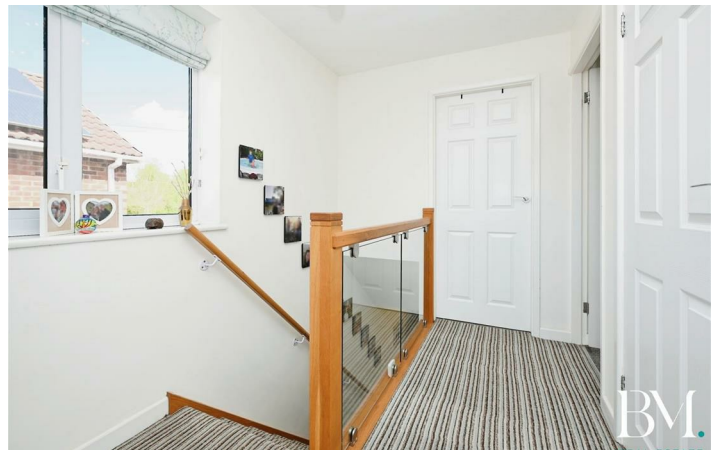
9'7" x 7'10" (2.94 x 2.41)

## Bathroom

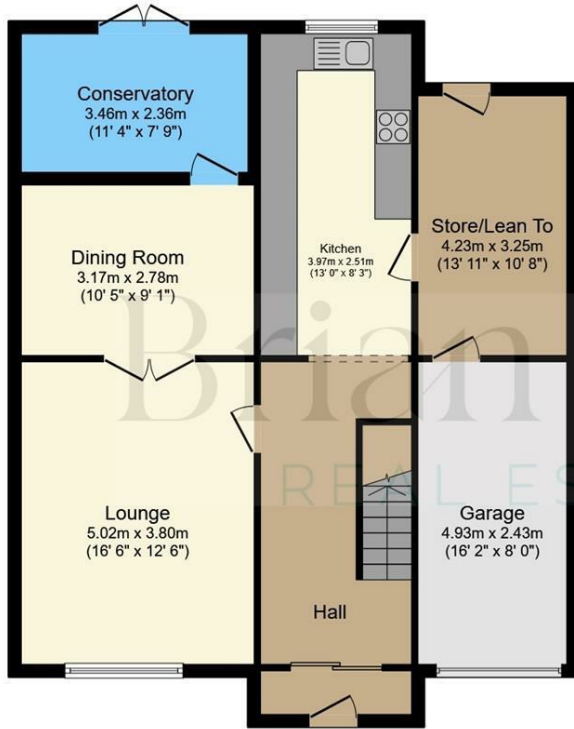
8'7" x 5'5" (2.63 x 1.67)



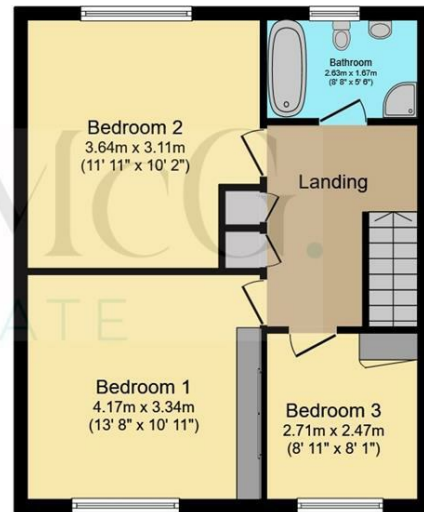
[Directions](#)



# Floor Plan



**Ground Floor**  
 Floor area 90.8 sq.m. (977 sq.ft.)



**First Floor**  
 Floor area 49.7 sq.m. (535 sq.ft.)

**TOTAL: 140.5 sq.m. (1,512 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

