



## 163 Lower Hillmorton Road Hillmorton, Rugby, CV21 3TR

Nestled on the charming Lower Hillmorton Road in Rugby, this superb, bay fronted FOUR BEDROOM semi-detached house has been EXTENDED to the rear, creating a spacious and versatile family home.

Spanning an impressive 1,291 square feet, the property boasts four bedrooms, perfect for growing families, and the well proportioned accommodation arranged over two floors provides plenty of space for both relaxation and entertaining guests.

This superb family home comprises of an entrance hall, guest WC, extended lounge/diner with garden views and access, an extended fitted kitchen, and a spacious double bedroom on the ground floor. The first floor features landing area, three further bedrooms, and a family bathroom.

Guide price £375,000

# 163 Lower Hillmorton Road

Hillmorton, Rugby, CV21 3TR



- EXTENDED Bay Fronted Semi Detached
- Extended Fitted Kitchen
- Good Sized Enclosed Rear Garden
- Sought After Location
- FOUR BEDROOMS
- Guest WC
- Driveway With Ample Parking
- Extended Lounge/Diner
- Family Bathroom
- Overlooks Field To Rear

## Entrance Hall

14'0" x 5'10" (4.28 x 1.80)

## Bedroom Two

12'5" x 11'0" (3.80 x 3.36)

## Lounge/Diner

23'11" x 12'1" (7.30 x 3.70)

## Bedroom Four

9'0" x 7'5" (2.76 x 2.27)

## Kitchen

20'8" x 9'7" (6.30 x 2.94)

## Guest WC

6'2" x 2'7" (1.88 x 0.81)

## Bedroom Three

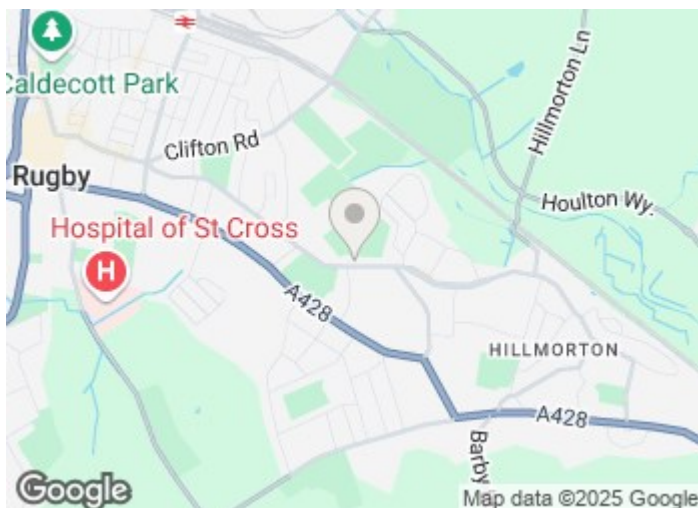
13'11" x 12'6" (4.25 x 3.82)

## Bedroom One

14'0" x 13'0" (4.27 x 3.97)

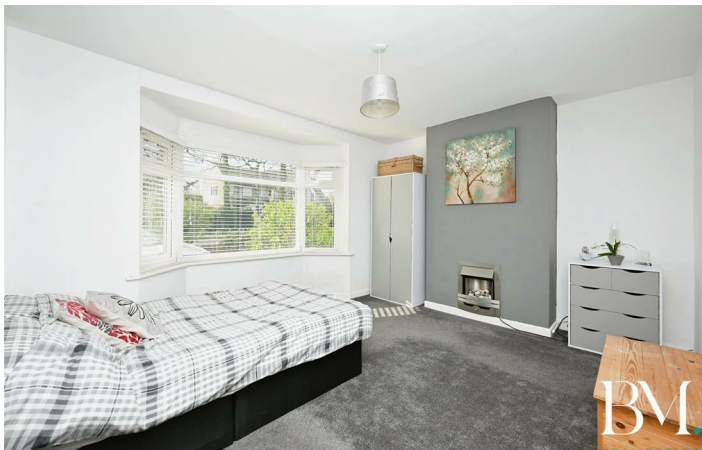
## Family Bathroom

5'9" x 5'8" (1.76 x 1.75)



[Directions](#)



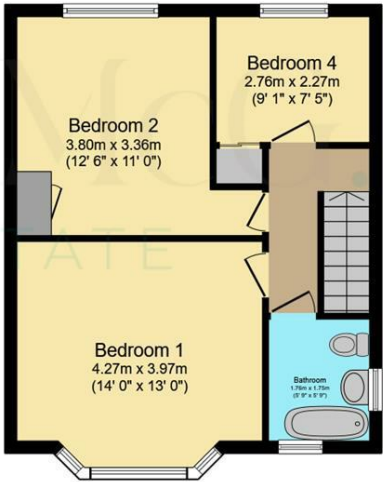




Floor Plan



Floor area 73.7 sq.m. (793 sq.ft.)



Floor area 46.2 sq.m. (498 sq.ft.)

Total floor area: 119.9 sq.m. (1,291 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](http://www.Propertybox.io)

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