



Ellis Brooke



9 Leys Road

Hillmorton, Rugby, CV21 4DR

Asking price **£220,000**



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Summary

This delightful two-bedroom cottage, located on the outskirts of Hillmorton, offers a peaceful setting off a private road. With lounge at the front and dining room in the middle, at the rear you'll find a galley-style kitchen fitted with traditional farmhouse units, a Belfast sink, and a stable door opening onto a private courtyard garden. There is ample space for appliances, including a washing machine, tumble dryer, electric oven, and fridge/freezer. To the first floor there are two double bedrooms and upstairs bathroom.

The cottage is double glazed and offers off-road parking, including a driveway at the front and additional parking at the rear, accessed via a service road. The west-facing courtyard garden is ideal for enjoying the afternoon sun, and an oversized garage provides further storage or workspace at the rear of the garden.

Location

The property is situated within Hillmorton on a private road. Within the area there are a wide variety of amenities to include sought after schooling for all ages, popular public houses, take aways, post office, swimming centre and a Co-operative store. There is easy access to the surrounding road and motorway networks to include the A5, A45, A14 and the M6, M1.

Porch

Enter via Wooden glazed door.

Lounge

10'3 x 13'6 (3.12m x 4.11m)

Wood floor. Feature fireplace with electric fire inset. Double glazed wooden window to front elevation. Opening into.

Dining Room

13'3 x 13'6 (4.04m x 4.11m)

Continuation of wood flooring. Under stairs cupboard. Wooden double glazed window to rear elevation. Radiator. Stairs to first floor. Door into:

Kitchen

16'4 x 6'0 (4.98m x 1.83m)

With a range of base and eye level farmhouse style units. Belfast sink with mixer tap. Wooden double glazed window to rear elevation. Space for washing machine and tumble dryer. Space for electric oven. Space for fridge/freezer. Barn style door. Tiled floor.

Stairs and landing

Doors to further accommodation.

Bedroom One

10'5 x 13'8 (3.18m x 4.17m)

Wooden double glazed window to the front elevation. Radiator. Built in cupboard.

Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)

Wooden double glazed window to the rear elevation. Radiator.

Bathroom

7'0 x 3'10 (2.13m x 1.17m)

Single bath with shower over. Wash hand basin.
Low flush wc. Window to rear elevation.

Rear Garden

lawn with patio area and pathway leading to rear
access and garage. Fencing to boundaries.

Garage

21'9 10'3 (6.63m 3.12m)

Up and over door. Accessed via separate lane at
the rear of the property. Hard standing out the
front of the garage.

Front Driveway

Parking for one vehicle.



Road Map



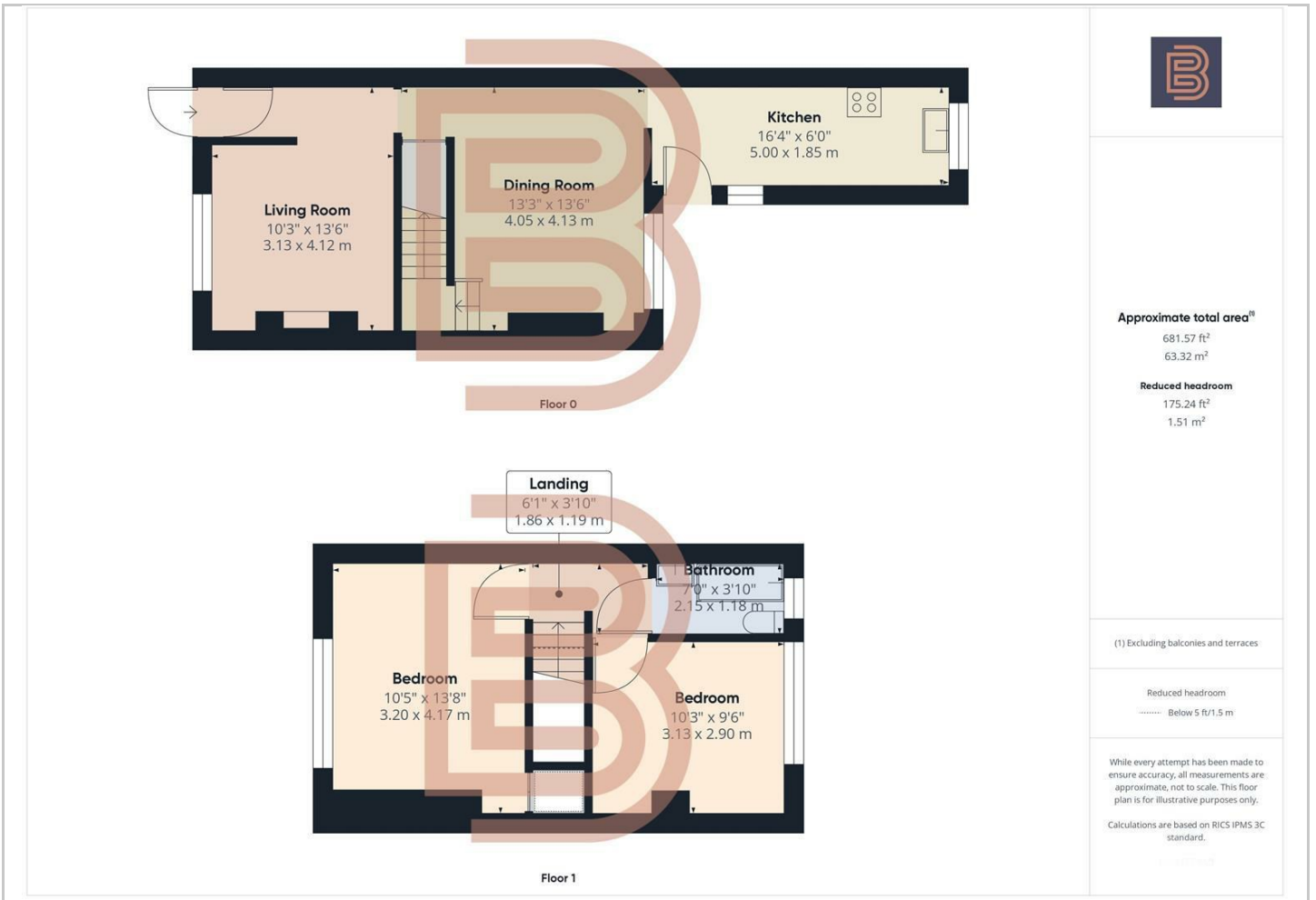
Hybrid Map



Terrain Map



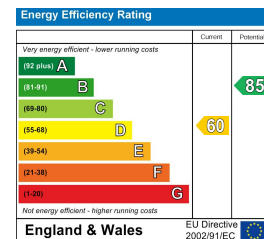
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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