



10 Linnell Road, Rugby, Warwickshire, CV21 4AN

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV21 4AN

Guide Price: £335,000

A well presented and deceptively spacious semi detached property, located in Lower Hillmorton, close to Rugby Town Centre. Boasting four generous bedrooms and two bathrooms, this property offers ample space for a growing family. The property benefits from a spacious conservatory, currently utilised as a second living/dining area and a modern kitchen, complete with a comprehensive range of high gloss units that are as stylish as they are functional. Standout features of the property include a wood-burning stove, providing a welcoming focal point in the living space and a low maintenance rear garden.

Features

- Four generous bedrooms, three of which are double
- One ground floor bedroom and shower room
- Immaculately presented throughout
- Close to Rugby Town centre
- Spacious conservatory
- Modern kitchen
- Wood burning stove
- Ample off-road parking
- Carport single garage
- Low maintenance rear garden



Location

The property is located in sought-after Lower Hillmorton and is close proximity to the town centre, which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station offering a frequent rail service with to London Euston which takes just under 50 minutes.



Ground Floor

From under a covered car port, the property opens into a useful porch, with door leading to an entrance hall fitted with wood effect flooring, with doors leading to the living accommodation, including the master bedroom, and a shower room. A part glazed door provides access to an inner hallway, which has a continuation of the wood effect flooring and stairs rising to the first floor. The spacious sitting room is located to the front aspect with a large bay window flooding the room with natural light. An attractive wood burning stove, sitting on a slate hearth with wooden beam above, provides a welcoming focal point to the room. The master bedroom is a light and airy room benefitting from a range of built-in wardrobes. The shower room serves the master bedroom, which is fully tiled and fitted with a corner shower enclosure, wall mounted wash hand basin and WC. The kitchen benefits from dual aspect windows to the side

and rear and is fitted with a range of high gloss units, incorporating numerous cupboards, cutlery and pan drawers, along with a full height larder cupboard, with complementary work surfaces. Fitted appliances include a double oven conveniently fitted at eye level and a five ring gas hob, with integrated appliances to include a dishwasher and a full height fridge/freezer. There is also space with plumbing for a washing machine. Glazed double doors lead through into a spacious conservatory, which is centrally heated and currently used as a second living/dining room, with French doors leading out to the rear garden. The conservatory can also be accessed from the inner hallway.

First Floor

The first floor landing benefits from a range of built-in storage cupboards and provides access to three further bedrooms and a

family bathroom. Two bedrooms overlook the garden, one with built-in storage, whilst the fourth bedroom overlooks the front elevation. The bathroom comprises of a corner bath with handheld shower attachment, wall mounted wash hand basin and WC.

Outside

The front of the property is enclosed by a low-level brick wall, behind which is a mature planted area. A block paved driveway provides ample off-road parking and continues to the side of the property, under a covered car port, leading to a single garage. The low maintenance rear garden is fully enclosed and secured, with gated access from the parking area. There is a combination of patio and decking which provide an ideal space for outdoor seating and Al fresco dining. Steps lead up to a raised gravel terraced area which has mature planting and provides further space for outdoor entertaining.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

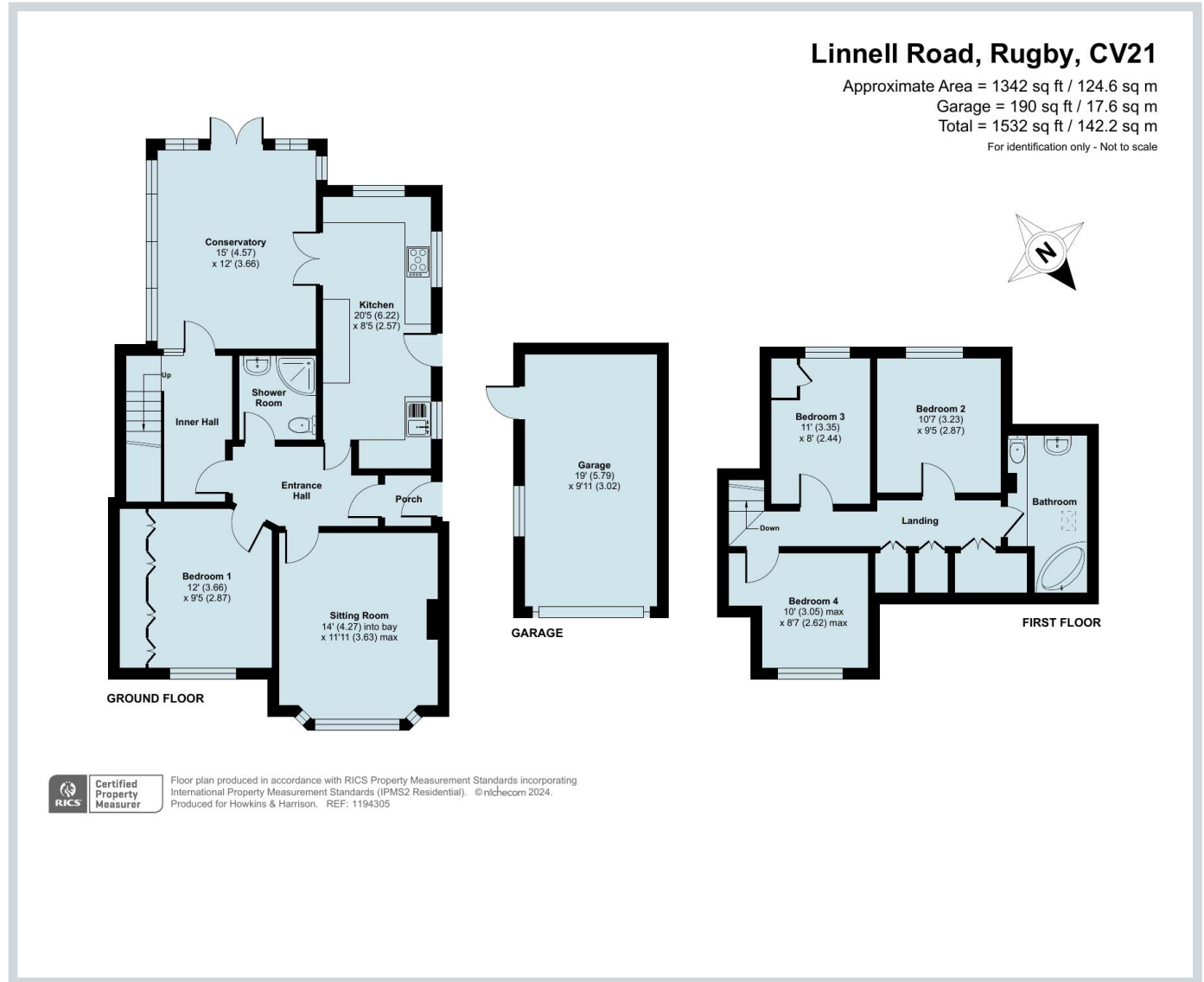
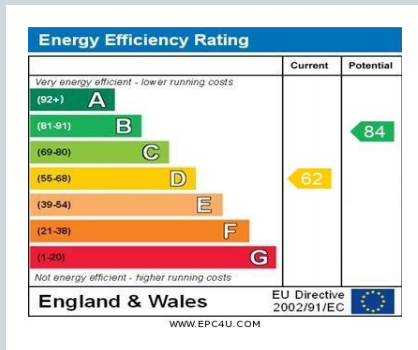
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – C.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.