



2 Gainsborough Crescent, Hillmorton, Rugby, Warwickshire, CV21 4DQ

HOWKINS &
HARRISON

2 Gainsborough Crescent,
Hillmorton, Rugby,
Warwickshire, CV21 4DQ

Guide Price: £425,000

Located in this popular residential area within Rugby, this well presented, four bedroom detached property offers four well-proportioned bedrooms, two reception rooms, two bathrooms and a conservatory. Further benefitting from off-road parking and a single garage.

Features

- Popular residential location
- Close to local amenities
- Four bedrooms, three of which are double
- Modern kitchen
- Spacious lounge/diner
- Bathroom and shower room
- UPVC double glazing
- Conservatory
- Ample off-road parking
- Single garage
- Low maintenance enclosed rear garden
- EV charging point
- Owned solar panels



Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at nearby Hillmorton School with secondary schooling at Ashlawn, both of which are within walking distance. Further schooling is available in Rugby, including Abbots Farm Primary and Junior School, Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent rail service with Virgin Trains to London Euston which takes just under 50 minutes.

Rugby Town Centre – 2 miles

Rugby Station – 1.9 miles

M1- 3.5 miles

M6 – 5 miles



Ground Floor

A porch to the front of the property opens into a welcoming entrance hall, with wood effect flooring, stairs rising to the first floor and doors leading through to the sitting room and the kitchen. The spacious sitting room is located to the front aspect with a large window affording plenty of natural light. An archway leads through to the dining room, which is also light and airy with double doors, with glazed panels either side, providing access into the conservatory, which has tiled flooring and views overlooking the garden. The kitchen also enjoys views over the rear garden and is fitted with a comprehensive range of beech effect wall and base units, incorporating numerous cupboards and drawers with complementing work surfaces over and wooden flooring. There is space for a freestanding cooker and space with plumbing for a washing machine, tumble drier and an undercounter fridge/freezer. A door leads to the side of the property.



First Floor

There are four bedrooms to the first floor, three of them being double, which are complemented by a recently refitted, fully tiled modern family bathroom with a white suite comprising of a P shaped bath with glass shower screen and shower, WC, chrome heated towel ladder and a wash hand basing with vanity unit beneath. Adjacent is a useful shower room which has also been refitted with a corner shower with glass sliding doors, WC and a wash hand basin inset into a vanity unit, complemented by metro style tiling to the walls.

Outside

The front of the property offers ample off-road vehicular parking with a resin bonded driveway in front of the single garage. The fore garden has been laid to lawn with planted borders and a gate allows access to the side of the property. The generous rear garden is mainly laid to lawn with mature planted borders edged with wooden sleepers and an area laid to wood chippings, providing a safe surface for a childs play area. A block paved patio area provides an ideal space for outdoor dining and entertaining.

Agents Note

Solar panels are owned - rated output is 4.2kW peak power, and there is also a battery in the loft which stores excess energy for later use.

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

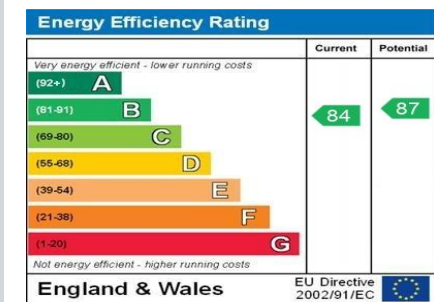
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – D.



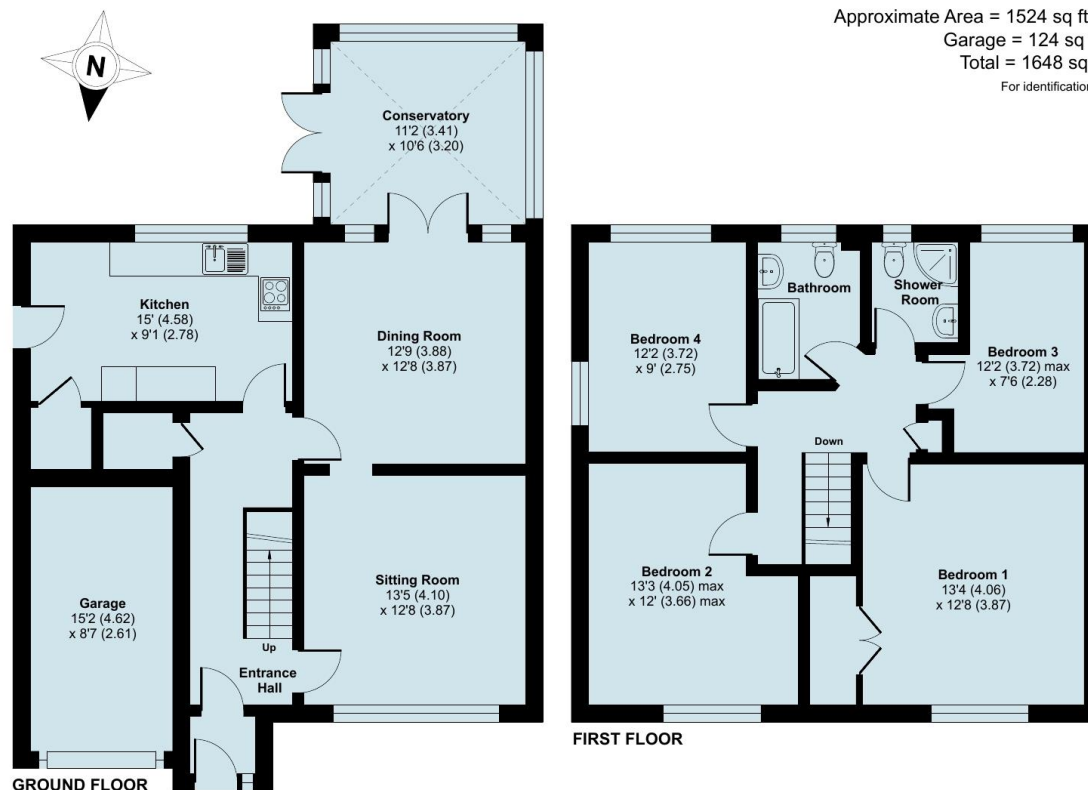
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Approximate Area = 1524 sq ft / 141.5 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1648 sq ft / 153 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1298143

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.



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