



38 Lower Street, Hillmorton, Rugby, Warwickshire, CV21 4NR

HOWKINS &  
HARRISON

38 Lower Street, Hillmorton,  
Rugby, Warwickshire,  
CV21 4NR

Guide Price: £225,000

Nestled in the heart of Hillmorton on Lower Street, this charming three-bedroom mid-terrace property offers a delightful blend of comfort and modern living. The property offers a spacious open plan sitting/dining room, which provides an ideal space for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. The property boasts three bedrooms, two of which are generous doubles. Further benefitting from a double garage, a low-maintenance courtyard garden and a large wooden/brick-built workshop offering excellent storage or the potential for a creative space, catering to various hobbies or projects.

#### Features

- Popular residential location
- Well presented throughout
- Spacious open plan sitting/dining room
- Three bedrooms, two of which are doubles
- Modern shower room
- Low maintenance rear garden
- Double garage and Large wooden/part brick-built workshop
- Gas central heating
- UPVC double glazing
- No onward chain



## Location

The property is located in 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 Hillmorton Primary School and Abbotts Farm, with secondary schooling at Ashlawn, all of which are within walking distance. Further schooling is available in Rugby, including 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 trains to London Euston which takes just under 50 minutes.



## Ground Floor

The property opens into the entrance hall, with wood effect flooring, stairs, including a useful understairs storage cupboard, rising to the first floor doors leading to the ground floor accommodation. There is a continuation of the wood effect flooring through to the spacious open plan sitting/dining room, which extends from the front to the rear of the property, providing a wonderful space for relaxing and socialising. This light and airy space has a large picture window to the front aspect and sliding patio doors to the rear. The focal point is a contemporary style inset gas fire which provides a welcoming feel to the room. From here, a door provides access to the well equipped kitchen, which can also be accessed directly from the entrance hall. The kitchen is fitted with a range of modern cream shaker style base and eye level units, incorporating numerous cupboards and drawers, with complementing worksurfaces and attractive metro style tiling to the walls. Fitted appliances include a single oven and a four-ring gas hob with extractor hood above. Integrated appliances include a slimline dishwasher, with space and plumbing for a washing machine, tumble drier and a full height fridge/freezer. There is a window to the rear and a glazed door giving access to the outside.



## First Floor

To the first floor there are three bedrooms, two of which are spacious doubles, and a modern shower room. The master bedroom is situated to the front elevation, whilst bedroom two is located to the rear and overlooks the garden. Adjacent to the master bedroom is a single room which could alternatively be used as a home office/study if so desired. The fully tiled bathroom is fitted with a white suite comprising of a double shower enclosure, pedestal wash hand basin and WC.

## Outside

To the front of the property is a low maintenance garden with steps leading to the front door. To the rear, is a low maintenance, paved courtyard garden where there is direct access to the wooden/part brick-built workshop to the side of which, are steps leading up to the double garage, where there is pedestrian access. The garage has an electric up and over door, with light and power connected. Vehicular access is via a service road located to the rear of the property. There is also secure access from here into the rear garden. The workshop also benefits from light and power.

## Agents Note

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

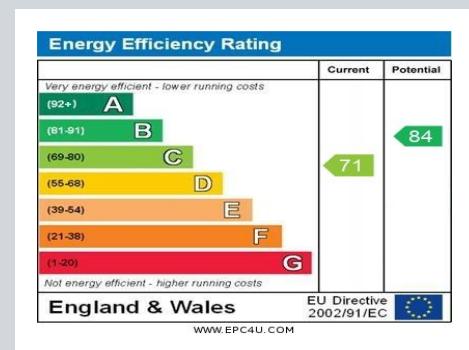
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – B.



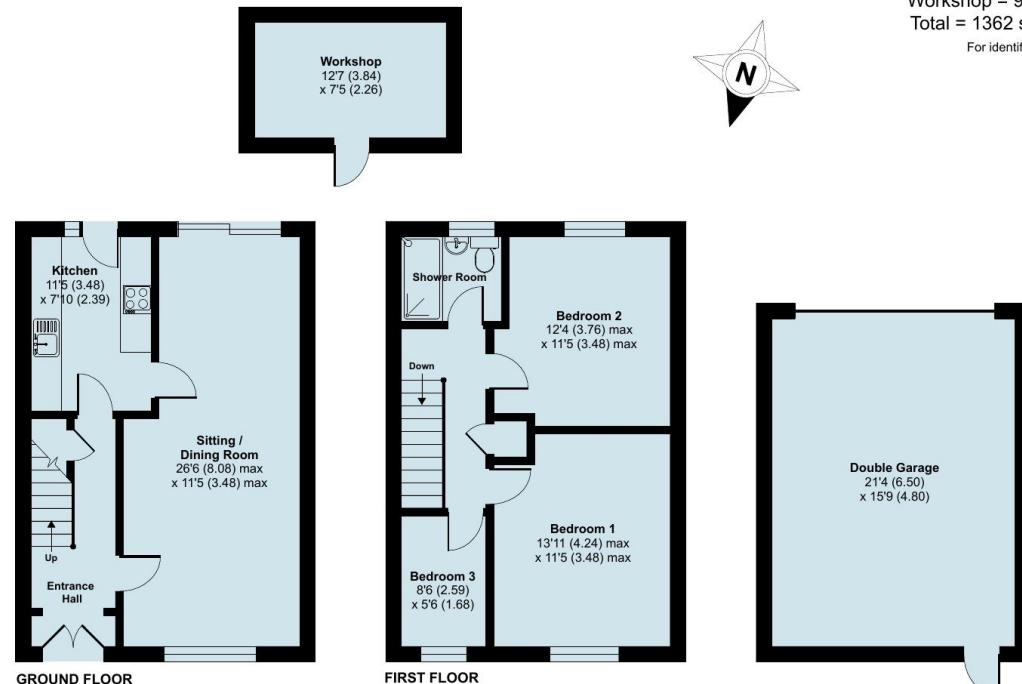
## Howkins & Harrison

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## Lower Street, Rugby, CV21

Approximate Area = 932 sq ft / 86.6 sq m  
Garage = 337 sq ft / 31.3 sq m  
Workshop = 93 sq ft / 8.6 sq m  
Total = 1362 sq ft / 126.5 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). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1388747

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