



EDWARD KNIGHT
ESTATE AGENTS

88 BAWNMORE ROAD, BILTON, RUGBY, CV22 6JP

£479,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended five bedroom detached property which occupies an enviable plot in one of Rugby's most desirable locations, Bawnmore Road in Bilton.

The accommodation includes an entrance hall, spacious dining room, extended lounge with feature fireplace, kitchen/breakfast room with integrated appliances, rear lobby and ground floor WC. The first floor boasts five well proportioned bedrooms and a family bathroom.

Externally the property includes a sizeable driveway with turning space, providing off road parking for several vehicles as well as a generous carport and garage. The large private rear garden has been particularly well kept and includes a range of well stocked flower beds and shrubs. There is also a vast vegetable plot to the side of the property, slabbed patio and spacious lawned area all of which benefits from privacy and its south facing aspect.

LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre.

Bawnmore Road is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities including small cafeterias and Tesco Express. Historical Dunchurch Village which is just a short walk away and is home to 'Guy Fawkes House' and the ever popular public house 'The Dun Cow'.



The area boasts an array of highly regarded first and secondary schools including; The Bawnmore community infant school and Bilton Junior School that are within a few minutes walk. For higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre.

ENTRANCE HALL

9' 9" x 5' 7" (2.97m x 1.7m)

DINING ROOM

12' 2" x 10' 10" (3.71m x 3.3m)

EXTENDED LOUNGE

25' 9" x 12' 5" (7.85m x 3.78m)

KITCHEN BREAKFAST ROOM

18' 0" x 11' 3" (5.49m x 3.43m)

REAR LOBBY

7' 8" x 2' 10" (2.34m x 0.86m)

GROUND FLOOR WC

5' 8" x 4' 9" (1.73m x 1.45m)

FIRST FLOOR

MASTER BEDROOM

11' 10" x 11' 7" (3.61m x 3.53m)

BEDROOM TWO

11' 4" x 8' 10" (3.45m x 2.69m)

BEDROOM THREE

12' 7" x 8' 1" (3.84m x 2.46m)



BEDROOM FOUR

11' 5" x 7' 6" (3.48m x 2.29m)

BEDROOM FIVE

9' 9" x 7' 5" (2.97m x 2.26m)

FAMILY BATHROOM

9' 8" x 6' 8" (2.95m x 2.03m)

GARAGE

17' 10" x 9' 2" (5.44m x 2.79m)









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