



**EDWARD KNIGHT**  
ESTATE AGENTS

89 LOWER HILLMORTON ROAD, RUGBY, WARWICKSHIRE, CV21 3TN, CV21 3TN

£650,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended and well-presented five bedroom detached property which is situated in the popular location between Hillmorton and Rugby Town Centre.

Ideally located in the catchment area for the Eastlands Primary School which is just a 5 min walk and has recently been awarded 'outstanding' by OFSTED. There is also an impressive range of other state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world-famous Rugby School. Convenient access to road links, including the A14, A5, M1, M6 and M45. From Rugby Railway Station, there are services ideal for commuters including London Euston (fast services take under an hour) and Birmingham New Street (under 45 minutes).

This unique property offers versatile accommodation set over two floors to include a ground floor with living room with wood burner, re-fitted open plan kitchen/dining room leading to a family area with underfloor heating which overlooks the rear garden, a versatile playroom/study, ground floor w.c and a utility room. The first floor includes a master bedroom with en-suite bath and separate shower and four further double bedrooms, two of which are served by a Jack and Jill shower room and there is a further shower room.



To the front there is a gravelled driveway providing ample off road parking and the rear garden is not overlooked and backs onto allotments.

This fantastic home is being offered to the market and can be viewed by appointment only with Edward Knight Estate Agents Regent Street office. Viewing is highly recommended to appreciate the property on offer.

### LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

Schooling options include Eastlands Primary School, Abbots Farm Schools plus Paddox Primary School. The world-famous Rugby School is also a short walk away as is Lawence Sheriff Grammar School. Additionally this property is walking distance to the mainline Railway Station.







**ENTRANCE PORCH**

11' 1" x 3' 6" (3.38m x 1.07m)

**ENTRANCE HALL**

13' x 7' 7" (3.96m x 2.31m)

**LOUNGE**

14' 9" x 12' 9" (4.5m x 3.89m)

**KITCHEN/DINING ROOM**

23' 3" x 12' 6" (7.09m x 3.81m)

**FAMILY ROOM**

12' 8" x 11' 1" (3.86m x 3.38m)

**PLAYROOM/STUDY**

15' 4" x 9' 9" (4.67m x 2.97m)

**W.C.**

4' 2" x 3' 6" (1.27m x 1.07m)

**UTILITY ROOM**

13' 9" x 9' 9" (4.19m x 2.97m)

**LANDING**

14' 3" x 10' 7" (4.34m x 3.23m)

**BEDROOM ONE**

12' 4" x 11' 9" (3.76m x 3.58m)

**EN-SUITE BATHROOM**

8' 4" x 6' 8" (2.54m x 2.03m)

**BEDROOM TWO**

13' 0" x 12' 0" (3.96m x 3.66m)

**BEDROOM THREE**

12' 5" x 9' 9" (3.78m x 2.97m)

**JACK AND JILL SHOWER ROOM**

6' 6" x 4' 1" (1.98m x 1.24m)

**BEDROOM FOUR**

13' 4" x 9' 9" (4.06m x 2.97m)

**BEDROOM FIVE**

10' 0" x 9' 5" (3.05m x 2.87m)

**SHOWER ROOM**

8' 4" x 4' 1" (2.54m x 1.24m)

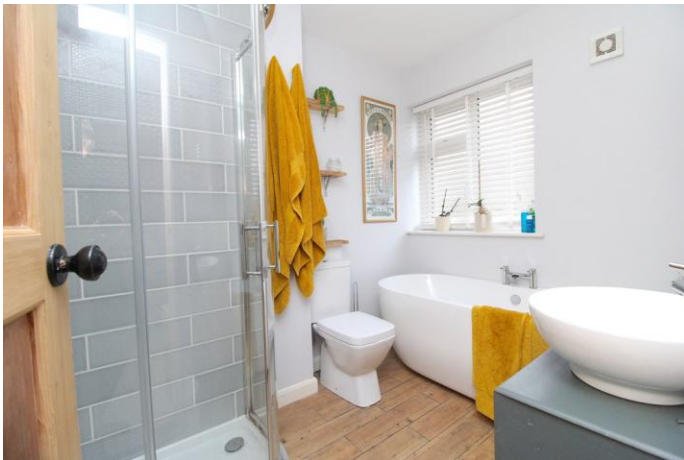
**REAR GARDEN**

**OFFICE**

10' 0" x 6' 2" (3.05m x 1.88m)

**SHED**

12' 3" x 4' 6" (3.73m x 1.37m)





Total area: approx. 184.5 sq. metres (1985.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

