



EDWARD KNIGHT
ESTATE AGENTS

271 LOWER HILLMORTON ROAD, RUGBY, CV21 4AB

£399,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate three/four bedroom detached family home which has been greatly improved by the current owner to an extremely high standard. The property is located in the highly sought after area of Abbotts Farm, Hillmorton, Rugby and is convenient for a range of amenities to include a parade of shops and stores and popular schools for all ages.

In brief the accommodation comprises of entrance porch, entrance hall with wood flooring, lounge with feature fireplace with double doors leading through to the dining room, breakfast kitchen, study/bedroom four, cloakroom W.c. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally there is a well kept rear garden laid to lawn with established borders and a patio which is ideal for al-fresco dining. The rear garden has the additional benefit of a insulated summerhouse which is currently being used as an entertaining space with a bar but could easily be used as a home office. To the front of the property is a further well kept garden with a drive way providing ample off road parking. Viewing is highly recommended to avoid disappointment.



LOCATION

The Paddox Estate, Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, pharmacy, beauticians, hairdressers, veterinary and a range of amenities and bespoke stores, all of which are on the door step of this property.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and

outstanding Ofsted rated primary school, Paddox Primary School, Abbots Farm Infant and Junior School and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton, there are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton Locks which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

The property is less than 2 miles from Rugby railway station and 50 minutes from central London by train.

ENTRANCE PORCH

ENTRANCE HALL

14' 7" x 6' 5" (4.44m x 1.96m)

LOUNGE

14' 9" x 12' 8" (4.5m x 3.86m)

DINING ROOM

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

KITCHEN

16' x 13' 9" (4.88m x 4.19m)

CLOAKROOM

4' 8" x 3' 2" (1.42m x 0.97m)

FAMILY ROOM

18' 1" x 7' 5" (5.51m x 2.26m)



BEDROOM ONE

11' 5" x 14' 1" (3.48m x 4.29m)

BEDROOM TWO

12' 11" x 11' 5" (3.94m x 3.48m)

BEDROOM THREE

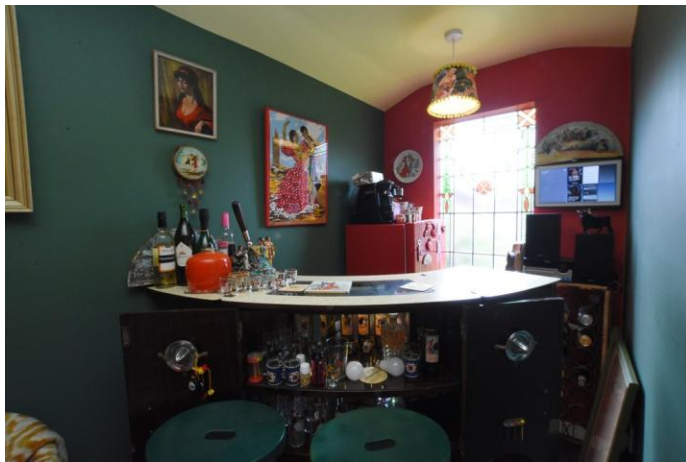
9' 5" x 7' 5" (2.87m x 2.26m)

BATHROOM

7' 5" x 8' 2" (2.26m x 2.49m)

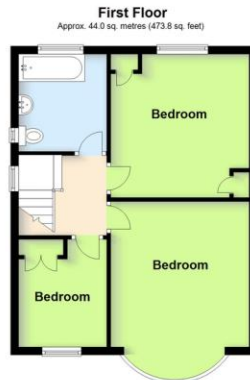








Total area: approx. 113.8 sq. metres (1225.5 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Total area does not include the Summer House



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		