



EDWARD KNIGHT
ESTATE AGENTS

68 CRICK ROAD, HILLMORTON, RUGBY, CV21 4DY





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this particularly spacious, extended, semi-detached bungalow in Hillmorton. Situated on the ever-popular Crick Road and backing onto open countryside, this property is the perfect family home with open plan living and beautiful rear garden.

The accommodation in brief includes an entrance porch and hall, living room, open plan kitchen/dining/family room, family bathroom, separate WC and four well-proportioned bedrooms.

Externally the property boasts a sizeable driveway providing substantial off-road parking to the front and a particularly well kept large rear garden with shed, greenhouse, various seating areas and stunning rear views across open countryside.



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.

This property is less than 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

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







ENTRANCE PORCH

3' 6" x 4' 1" (1.07m x 1.24m)

ENTRANCE HALL

12' 1" x 7' 8" (3.68m x 2.34m)

SITTING ROOM

12' 2" x 12' (3.71m x 3.66m)

OPEN PLAN KITCHEN/DINING ROOM

26' 5" x 13' 7" (8.05m x 4.14m)



TOILET

3' 3" x 3' 3" (0.99m x 0.99m)

BEDROOM ONE

12' 1" x 15' 2" (3.68m x 4.62m)

BEDROOM TWO

9' 10" x 12' 1" (3m x 3.68m)

BEDROOM THREE

8' 10" x 12' 0" (2.69m x 3.66m)

BEDROOM FOUR

10' 9" x 9' 1" (3.28m x 2.77m)

BATHROOM

8' 3" x 8' 3" (2.51m x 2.51m)



Ground Floor

Approx. 106.3 sq. metres (1144.7 sq. feet)



Total area: approx. 106.3 sq. metres (1144.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		