



**EDWARD KNIGHT**  
ESTATE AGENTS

26 LENNON CLOSE, HILLMORTON , RUGBY, CV21 4DT

£295,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented three-bedroom detached property in Hillmorton. This lovely home has recently been updated to include a brand-new kitchen and bathroom as well as updated appliances, well-tended gardens and a detached garage.

The property is situated at the very end of a quiet cul de sac overlooking the Oxford Canal. The plot itself is accessed by vehicle from the rear where there is a detached garage and potential for further off-road parking. The front of the property is pedestrian access only where a particular green walk to the front garden can be utilised by visitors and delivery people.

In brief the accommodation includes a very spacious and welcoming entrance hall, large living room with feature fireplace, dining room overlooking the rear garden, extended/re-fitted kitchen, three double bedrooms with fitted wardrobes and a re-fitted family bathroom.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.



## 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 4 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, Houlton Junior and Secondary 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, Lennon Close 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.







## **GROUND FLOOR**

### **ENTRANCE HALL**

17' 2" x 6' 6" (5.23m x 1.98m)

### **LIVING ROOM**

13' 4" x 17' 1" (4.06m x 5.21m)

### **DINING ROOM**

11' 2" x 13' 6" (3.4m x 4.11m)

### **KITCHEN**

12' 2" x 11' 7" (3.71m x 3.53m)

## **FIRST FLOOR**

### **LANDING**

6' 4" x 12' 6" (1.93m x 3.81m)

### **MASTER BEDROOM**

14' 3" x 13' 7" (4.34m x 4.14m)

### **BEDROOM TWO**

11' 11" x 13' 6" (3.63m x 4.11m)

### **BEDROOM THREE**

9' 7" x 8' 5" (2.92m x 2.57m)

### **FAMILY BATHROOM**

7' 1" x 6' 7" (2.16m x 2.01m)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	