



**EDWARD KNIGHT**  
ESTATE AGENTS

31 LANGTON ROAD, HILLMORTON, RUGBY, CV21 3UA

£350,000







## PROEPRTY SUMMARY

Edward Knight Estate Agents are proud to present this rare opportunity to purchase this exclusive, fully renovated, semi-detached property which is situated in the heart of the Paddox Estate in Hillmorton, one of Rugby's most desirable family suburbs.

This fantastic property is being offered for sale with no onward chain and boasts spacious accommodation over two floors. To the ground floor there is a welcoming entrance hall, spacious living room and bright and airy open plan kitchen/dining room can be found at the rear of the property with French doors out onto the garden.

The first floor has a bright landing space and three bedrooms, of which are considered to be good sized, the master bedroom further benefits from an ensuite shower room. Externally, the property benefits from a large driveway providing ample off-road parking and private rear garden with patio area, ideal for alfresco dining.



Viewing is essential to appreciate this property on offer, viewings for this property are strictly by appointment with Edward Knight Estate Agents Rugby offices.

## LOCATION

Langton Road is a particularly sought after residential road situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Langton Road falls within catchment for both Paddox Primary School and Ashlawn Secondary School.

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 49 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, the property 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 including the Great Central Railway and 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**

14' 8" x 7' 4" (4.47m x 2.24m)

### **LIVING ROOM**

14' 7" x 14' 7" (4.44m x 4.44m)

### **KITCHEN/DINER**

20' 2" x 15' 2" (6.15m x 4.62m)

## **FIRST FLOOR**

### **MASTER BEDROOM**

14' 5" x 11' 11" (4.39m x 3.63m)

### **ENSUITE**

7' 0" x 5' 2" (2.13m x 1.57m)

### **BEDROOM TWO**

14' 8" x 9' 0" (4.47m x 2.74m)

### **BEDROOM THREE**

11' 0" x 11' 7" (3.35m x 3.53m)

### **FAMILY BATHROOM**

11' 3" x 5' 2" (3.43m x 1.57m)

Approximate Gross Internal Floor Area = 114.8 sq m / 1236 sq ft

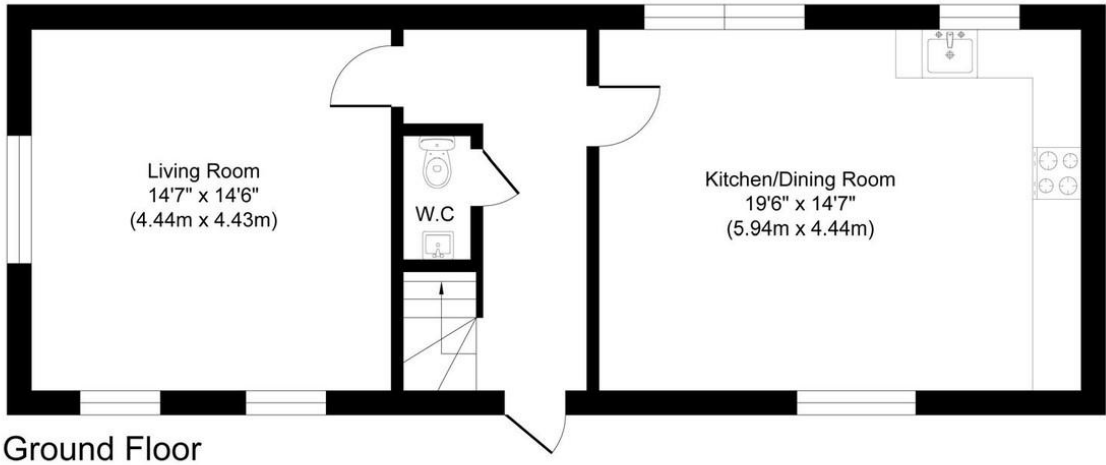
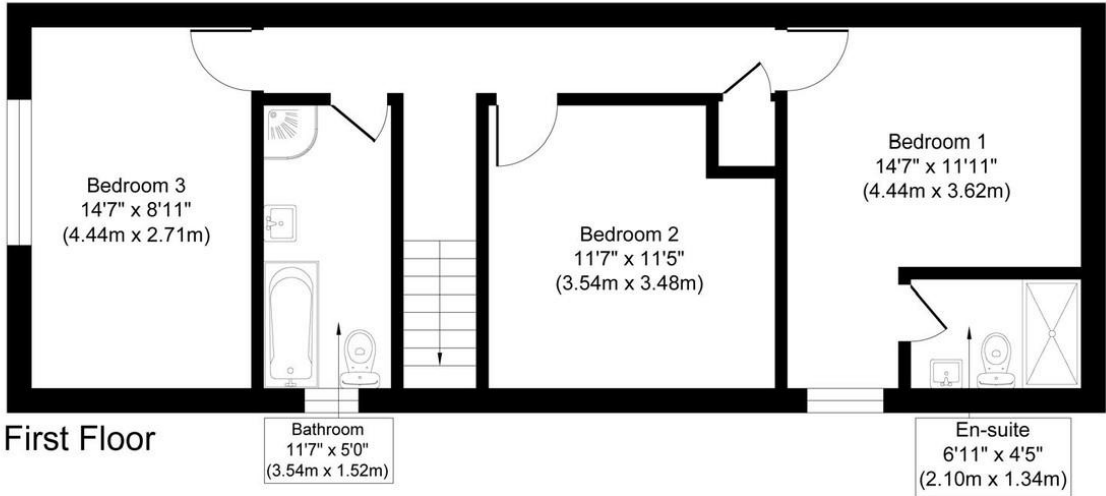


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		