



EDWARD KNIGHT
ESTATE AGENTS

133 FEATHERBED LANE, RUGBY, CV21 4LH

£274,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate, semi detached property located within the sought after area of Hillmorton. This lovely home has recently been updated to include a brand new kitchen and bathroom as well as updated appliances and well tended gardens. In brief, the accommodation comprises of a welcoming entrance hall, modern, open plan kitchen diner, utility room, spacious living room, two bedrooms and family bathroom. Externally, the property benefits from a good sized driveway with ample off parking and a pretty back garden with patio area and bar, great for outdoor dining.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street office.



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 Paddox 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, Eden 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 HALL

13' 3" x 12' 9" (4.04m x 3.89m)

KITCHEN/DINING ROOM

21' 10" x 11' 7" (6.65m x 3.53m)

UTILITY ROOM

5' 5" x 5' 3" (1.65m x 1.6m)

LIVING ROOM

17' 9" x 15' 2" (5.41m x 4.62m)

BATHROOM

8' 1" x 7' 9" (2.46m x 2.36m)

BEDROOM ONE

14' 6" x 10' 7" (4.42m x 3.23m)

BEDROOM TWO

9' 9" x 7' 3" (2.97m x 2.21m)



Ground Floor

Approx. 80.9 sq. metres (870.7 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		