



**EDWARD KNIGHT**  
ESTATE AGENTS

98 LOWER STREET, RUGBY, CV21 4NU

£400,000







#### PROEPRTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-presented four-bedroom detached family home, ideally positioned in the highly sought-after location of Lower Hillmorton. Offering spacious and versatile accommodation throughout, this exceptional property is perfect for growing families seeking comfort, functionality, and tranquillity.

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the home. The ground floor features an open-plan kitchen and dining area, designed with contemporary living in mind and fitted with a comprehensive range of units. To the rear, a generous lounge creates a warm and inviting space for both relaxation and entertaining, centred around a modern feature fireplace. Further enhancing the ground floor, half of the large tandem garage has been thoughtfully converted into a flexible space, currently used as an office space, alongside a convenient cloakroom/WC. The first floor offers four well-proportioned bedrooms, with the master bedroom benefitting from a stylish en-suite shower room. A separate modern family bathroom serves the remaining bedrooms.

Additional features include gas-fired central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property boasts a beautifully maintained elevated rear garden - a peaceful retreat with a well-kept lawn and patio area, ideal





for alfresco dining or enjoying the sunshine. To the front, a private driveway provides off-road parking for several vehicles and leads to a single garage, offering additional storage and parking.

This wonderful home combines modern living with a prime location, and an early viewing is strongly recommended to fully appreciate all it has to offer.

#### LOCATION

This property is located in the heart of one of Rugby's most desirable residential areas, Lower Hillmorton. The location offers a wealth of amenities including a hotel, public houses, post office, supermarkets (with Sainsbury's and Aldi just a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary practice, and a selection of eateries and bespoke stores. Excellent transport links are provided via nearby bus routes, offering easy access into Rugby town centre and its retail parks.

Families are particularly well served, with outstanding schooling options nearby. These include the ever-popular Ashlawn School, Lawrence Sheriff Grammar School, and Hillmorton Primary School (rated Outstanding by Ofsted). Other excellent local schools include Paddox Primary School, Abbotts Farm Infant & Junior Schools, and English Martyrs Catholic Primary School. The world-renowned Rugby School is also just a short drive away.

For leisure and outdoor enthusiasts, the property sits on the edge of Hillmorton's beautiful countryside, offering an extensive network of



public footpaths and scenic cross-country walks. Hillmorton's famous Locks provide a charming canal-side setting, with refreshments available and the opportunity to explore the picturesque canal walkways.

Conveniently located, this property is less than 2 miles from Rugby railway station, providing direct trains to central London in under 50 minutes. Rugby town centre is also within easy reach, offering a growing and diverse range of independent shops, bars, restaurants, and an











exciting variety of food outlets serving world cuisine.

## GROUND FLOOR

### ENTRANCE HALL

18' 2" x 4' 1" (5.54m x 1.24m)

### WC

5' 6" x 2' 4" (1.68m x 0.71m)

### KITCHEN/DINER

11' 11" x 17' 6" (3.63m x 5.33m)

### LIVING ROOM

14' 3" x 19' 3" (4.34m x 5.87m)

### OFFICE

8' 0" x 17' 4" (2.44m x 5.28m)

## FIRST FLOOR

### LANDING

2' 11" x 16' 0" (0.89m x 4.88m)

### MASTER BEDROOM

11' 8" x 9' 3" (3.56m x 2.82m)

### ENSUITE

9' 3" x 5' 2" (2.82m x 1.57m)

### BEDROOM THREE

10' 6" x 8' 10" (3.2m x 2.69m)

### BEDROOM TWO

10' 7" x 10' 4" (3.23m x 3.15m)

### BEDROOM FOUR

9' 4" x 11' 8" (2.84m x 3.56m)

## FAMILY BATHROOM

5' 1" x 9' 4" (1.55m x 2.84m)





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