



EDWARD KNIGHT
ESTATE AGENTS

31 WATTS LANE, RUGBY, CV21 4PE

£220,000





PROPERTY SUMMARY

We are delighted to offer for sale, with no onward chain, this three-bedroom mid-terraced property located in the highly sought-after Hillmorton area. This well-situated home is an excellent choice for families, first-time buyers, investors, or commuters seeking convenience.

Set over two floors, the accommodation briefly comprises: Entrance hall with stairs rising to the first floor, lounge, fitted kitchen, and dining room. To the first floor, there is a landing with storage cupboard, a family bathroom with a three-piece suite, and three well-proportioned bedrooms.

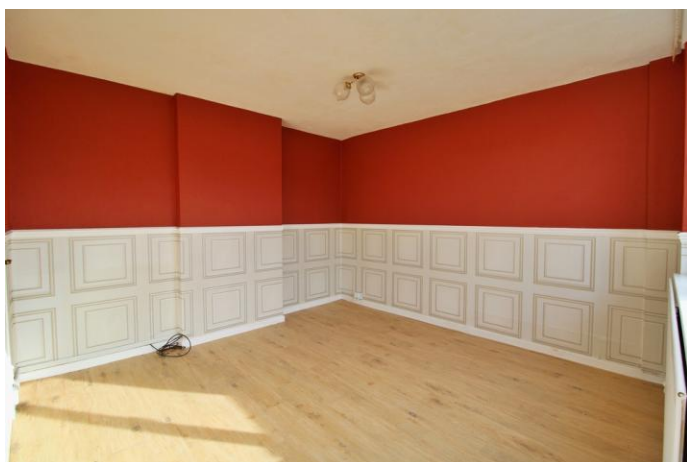
The property further benefits from uPVC double glazing, gas-fired central heating to radiators, and all mains services are connected. Externally, the rear garden is mainly laid to lawn and leads to a garage, providing off-road parking. The frontage is designed for low maintenance, with a pathway and gate leading to the entrance door.

This property is offered to the market with no onward chain.

Viewings are strictly by appointment only through Edward Knight's Regent Street office.

LOCATION

Watts Lane is located in the heart of one of Rugby's most desirable residential areas, 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

5' 4" x 17' 2" (1.63m x 5.23m)

LIVING ROOM

11' 2" x 12' 7" (3.4m x 3.84m)

DINING ROOM

10' 9" x 11' 0" (3.28m x 3.35m)

KITCHEN

8' 1" x 9' 4" (2.46m x 2.84m)

FIRST FLOOR

MASTER BEDROOM

11' 1" x 11' 4" (3.38m x 3.45m)

BEDROOM TWO

12' 7" x 10' 5" (3.84m x 3.18m)

BEDROOM THREE

6' 2" x 9' 1" (1.88m x 2.77m)

FAMILY BATHROOM

8' 3" x 10' 8" (2.51m x 3.25m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		