



EDWARD KNIGHT
ESTATE AGENTS

21 HILLMORTON LANE, LILBOURNE, RUGBY, CV23 0SS

OFFERS OVER £300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present for sale this well-appointed and extended three-bedroom semi-detached residence, occupying an enviable position within the highly sought-after village of Lilbourne. The property offers generous and versatile living accommodation, making it an ideal home for families or those seeking additional space in a desirable rural setting.

The ground floor accommodation briefly comprises a welcoming entrance porch leading into a spacious entrance hall, an extended and light-filled lounge providing ample space for relaxation and entertaining, a conservatory overlooking the rear garden, a separate dining room ideal for formal dining, a fitted kitchen, and a modern wet room.

To the first floor, the property boasts three well-proportioned bedrooms, all offering comfortable living space, together with a spacious and recently refitted shower room finished to a contemporary standard.

Further benefits include uPVC double glazing throughout and electric heating. Externally, the property enjoys a good-sized front garden with a driveway providing off-road parking and access to the garage. The original double garage has been partially converted to create the wet room; however, it continues to offer a single garage along with additional useful storage space.

To the rear, the property features a generous garden predominantly laid to lawn, offering a good degree of privacy and an ideal outdoor



space for relaxation or family use.

The property is further enhanced by being offered for sale with no onward chain, allowing for a smoother and more straightforward purchasing process.

LOCATION

Lilbourne is situated on the edge of South Leicestershire, approximately five miles from the market town of Rugby, and benefits from excellent transport links with convenient access to the M1 and M6 motorways, as well as nearby mainline railway services. This makes the village particularly well suited for commuters while still retaining its attractive rural charm.

The village itself offers a traditional and welcoming public house, contributing to its strong sense of community. In addition, the nearby village of Catthorpe provides further amenities, including a well-regarded farm shop with café facilities, an additional public house, and the highly esteemed Catthorpe Manor, all of which enhance the appeal of the surrounding area.

ENTRANCE PORCH

10' 1" x 4' 0" (3.07m x 1.22m)

ENTRANCE HALL

13' 10" x 2' 9" (4.22m x 0.84m)

WET ROOM

12' 1" x 7' 10" (3.68m x 2.39m)

LOUNGE

33' 0" x 11' 1" (10.06m x 3.38m)

DINING ROOM



18' 0" x 11' 0" (5.49m x 3.35m)

KITCHEN

15' 0" x 6' 4" (4.57m x 1.93m)

FIRST FLOOR

BEDROOM

12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM

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





BEDROOM

10' 1" x 8' 10" (3.07m x 2.69m)

SHOWER ROOM

11' 0" x 8' 10" (3.35m x 2.69m)

GARAGE

15' 10(max)" x 15' 1" (4.83m x 4.6m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		