



125 Lower Hillmorton Road, Rugby, Warwickshire, CV21 3TN

HOWKINS &
HARRISON

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Warwickshire, CV21 3TN

Guide Price: £425,000

This beautifully presented three-bedroom semi-detached home has been thoughtfully extended and modernised by the current owners, creating stylish and versatile accommodation ideal for modern family living. At the heart of the property is an impressive open-plan kitchen, dining and family room, complemented by a separate sitting room offering additional living space. Outside, the landscaped rear garden has been designed with both relaxation and entertaining in mind, featuring a decked seating area, lawn and patio. The property is ideally situated for local schools, shops and amenities, with the town centre also within easy reach.

Features

- Beautifully presented throughout
- Impressive open plan kitchen/dining/family room
- Three well proportioned bedrooms
- Ideal location for schooling
- Updated to a high specification
- Handmade bespoke kitchen doors and worktops
- Shutters fitted to all front windows
- Column radiators throughout
- Views over recreation ground opposite
- Driveway parking for numerous vehicles



Location

The property is located on the sought-after Lower Hillmorton Road, within walking distance of the town centre which offers a good selection of independent and High Street shops as well as a wide range of bars, restaurants, and coffee shops. The property is also in walking distance to the sports centre, the local park and countryside, via the Great Central Way. There is a good selection of state funded and independent primary and secondary schooling, including grammar schools, academies, Warwickshire College, and the world-renowned Rugby School. The property is also well positioned with easy access to major road networks and is ideally located just one mile from Rugby Railway Station, making it a convenient choice for commuters and those who regularly travel further afield. With the station only a few minutes away, residents can take advantage of frequent direct services to London Euston in under 50 minutes, providing an excellent option for anyone working in the capital while still enjoying life outside London. Rugby Railway Station also offers strong rail connections to a wide range of destinations across the country, making the property equally well suited to those commuting or travelling regularly to other major towns and cities.



Ground Floor

A welcoming entrance hall sets the tone for the property and features cleverly designed, bespoke under-stairs storage to accommodate space for white goods, along with additional cupboards for shoes and coats. A convenient downstairs cloakroom is also accessed from the entrance hall. Original wooden parquet flooring continues through to the bright and spacious sitting room, where a beautiful bay window with fitted shutters affords plenty of natural light. A feature fireplace provides an attractive focal point and adds warmth and character. The impressive open-plan kitchen/dining/family room forms the heart of the home and provides a fantastic space for both socialising and entertaining. The room is wonderfully light, with two large Velux windows, a generous side window, a striking floor-to-ceiling window overlooking the garden and patio doors opening directly onto the outside space. Porcelain tiled flooring runs throughout, enhancing the sense of flow and continuity. The stylish kitchen is fitted with bespoke handmade cabinetry complemented by polished concrete worktops. A substantial central island provides further storage, space for a microwave/air fryer and a seated breakfast bar area, making it ideal for informal dining. Further integrated appliances include a dishwasher, induction hob and oven, with space provided for an American-style fridge/freezer.





First Floor

To the first floor are three well-proportioned bedrooms and a stylish family bathroom. The spacious principal bedroom is positioned to the front of the property and features an attractive bay window with fitted shutters, decorative wall panelling and pleasant views across the recreation ground opposite. Bedroom two is a generous double bedroom overlooking the rear garden and also benefits from attractive panelling to one wall. Bedroom three is situated to the front and also features fitted shutters. The family bathroom is fitted with a contemporary white suite and modern tiling, comprising a P-shaped bath with shower over, bespoke vanity unit with wash hand basin and WC. An airing cupboard provides useful additional storage and houses the boiler.

Outside

The landscaped rear garden has been thoughtfully designed to provide a choice of attractive outdoor spaces. Immediately adjoining the property is a hardwood decked terrace which seamlessly connects to the open-plan living area, creating an ideal setting for outdoor dining and entertaining. Beyond the decking is a lawned garden with established borders to either side, together with a useful garden shed. To the rear, a limestone patio provides an additional seating area, perfectly positioned to enjoy the evening sun. To the front, a pressed concrete driveway and gravelled areas provide off-road parking and are complemented by established shrub borders. The property also benefits from an EV charging point, while gated gravelled side access leads conveniently through to the rear garden.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Contact Tel:01788-564666.

Fixtures and Fittings

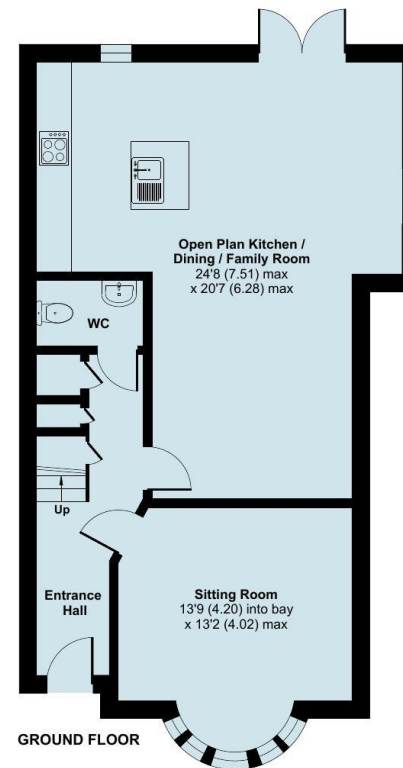
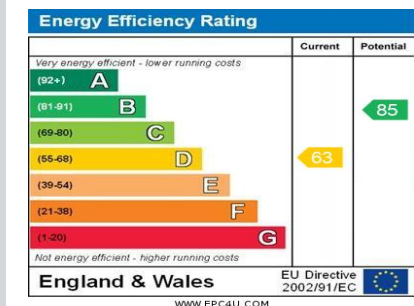
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

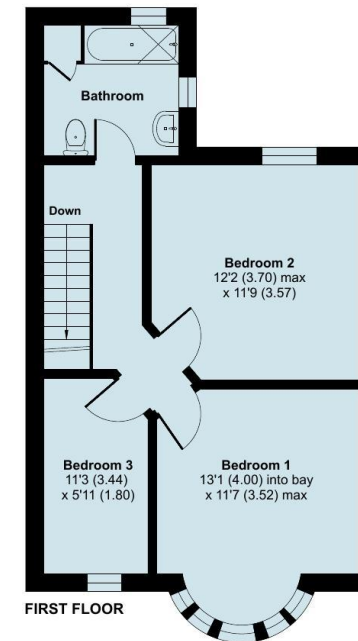
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



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Approximate Area = 1167 sq ft / 108.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1525377

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