199 Norton Leys
Hillside
RUGBY
CV22 5RY

£345,000

- THREE BEDROOM
- LOUNGE / SITTING / DINING ROOM
- DOWNSTAIRS WC
- WELL TENDED GARDENS
- POPULAR LOCATION
- EXTENDED DETACHED FAMILY HOME
- FITTED KITCHEN AND UTILITY ROOM
- SOLAR PANELS & EV CHARGER
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING A

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the highly desirable Hillside area, this well-presented extended detached three-bedroom home offers spacious and versatile accommodation, making it an ideal choice for families.

The ground floor comprises an entrance lobby, a generous lounge/dining/sitting room, a fitted kitchen, a utility room, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms and a modern four-piece family bathroom.

Outside, the home benefits from attractive, well-established gardens, off-road parking, and an integral garage. Further advantages include Upvc double glazing throughout and gas-fired central heating, solar panels, intruder alarm and EV charger.

Hillside is one of Rugby's most sought-after residential locations, within walking distance of highly regarded primary and secondary schools and within the catchment area for grammar schools. A Sainsbury's supermarket is nearby, while excellent transport links provide easy access to the M1, M6, and M45 motorways. Rugby town centre and the mainline railway station, offering regular services to London Euston and Birmingham, are just a short drive away.

Accommodation Comprises
Entry via composite door into:

Entrance Porch
Window to front. Radiator. Glazed hardwood door into:

Lounge
Window to front. Feature fireplace with electric fire. Radiator. Stairs rising to first floor. Double doors to:

Dining Room
Patio doors opening to rear garden. Two radiators. Serving hatch into kitchen. Glazed door to:

Kitchen
Fitted with a range of base and eye level unit with work surface space. Stainless steel sink and drainer unit with mixer tap over. Built in induction hob with extractor over. Double oven and grill. Integrated dishwasher. Integrated fridge. Window to rear. French doors opening to rear garden. Glazed door to:

Utility Room
Space and plumbing for a washing machine. Space for a freezer. Door to garage. Door to:

Downstairs W.C.
Low level w.c. Wash hand basin. Radiator.

First Floor Landing
Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One
Window to rear. Built in wardrobes and dressing table. Radiator.

Bedroom Two
Widnow to front. Radiator.

Bedroom Three
Window to front. Radiator.

Bathroom
With suite to comprise; panelled bath, shower cubicle with electric shower, wash hand basin with vanity unit, and low level w.c. Radiator. Window to rear elevation.

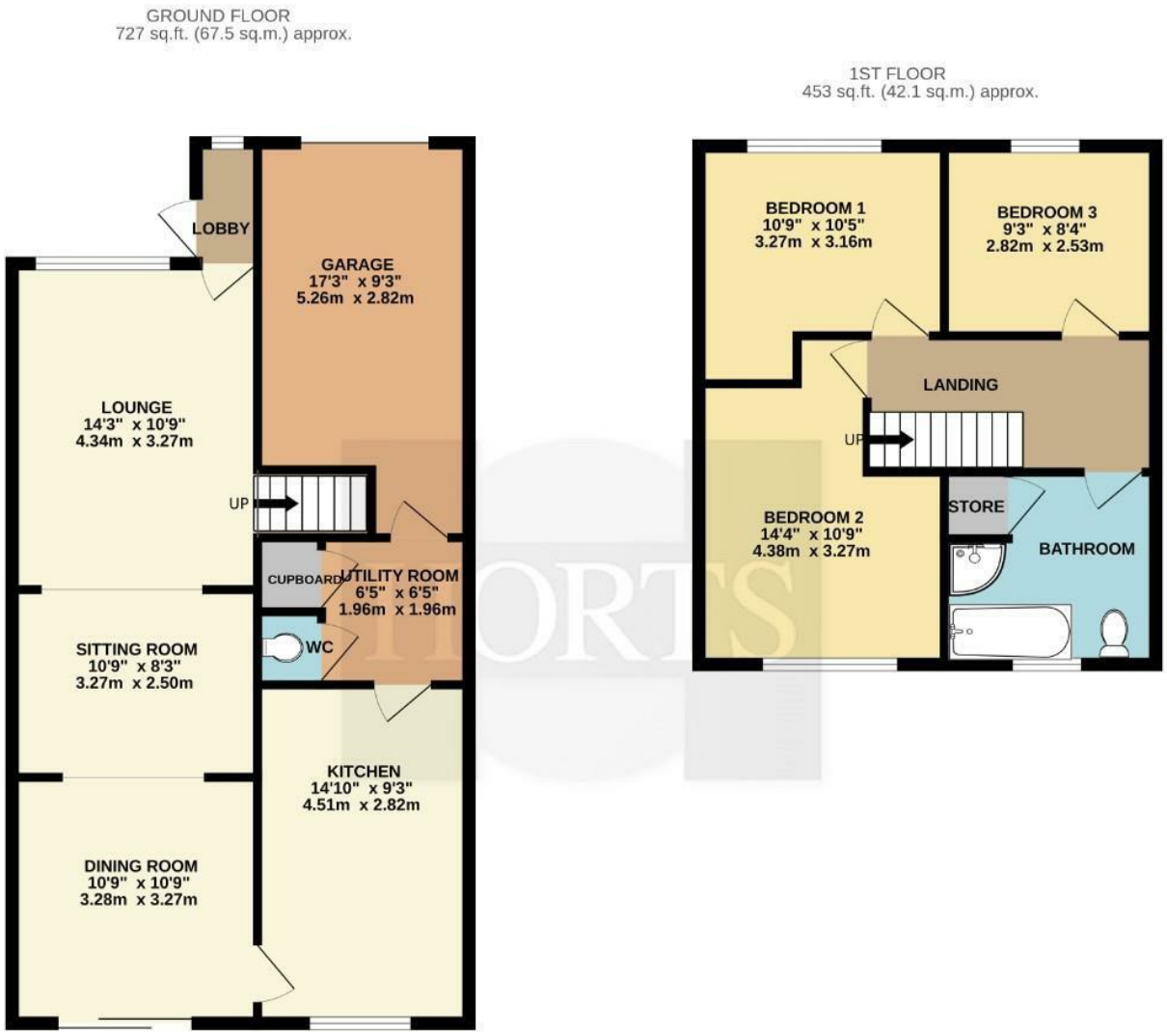
Integral Garage
With up and over style door. Power and light connected. EV charger and storage battery Personal door into utility.

Front Garden
Block paved driveway. Flower bed. Area laid to lawn. Gated access to rear garden.

Rear Garden
Patio area. Flower and herbaceous borders to side and rear. Circular lawn area. Pathway leading to shed. Enclosed by timber fencing.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: A

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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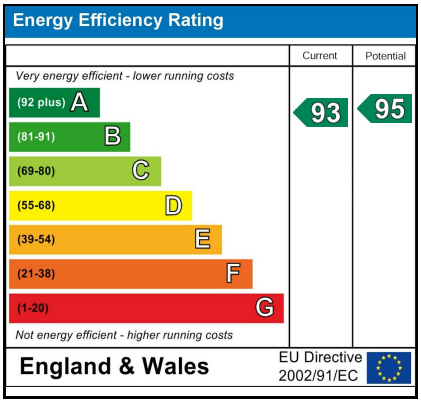

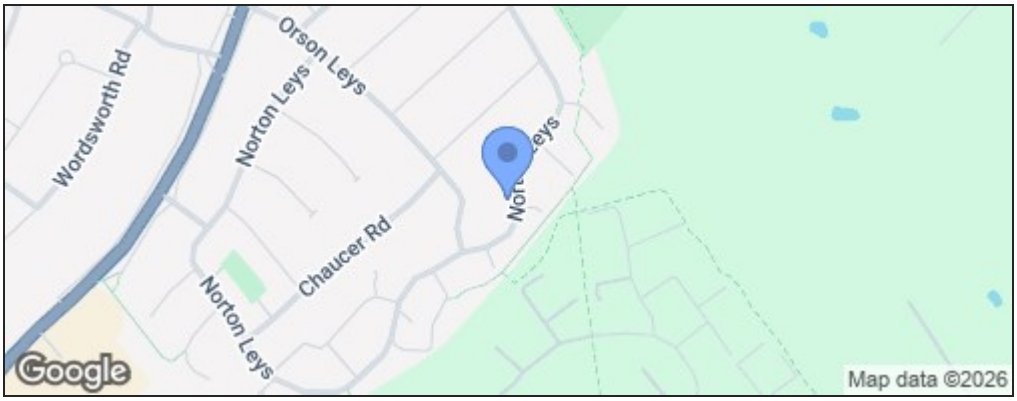

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