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Lower Hillmorton Road,
Asking Price £330,000

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ESTATE AGENTS

Lower Hillmorton Road, , Rugby

Complete are proud to present this charming semi-detached bungalow on Lower Hillmorton Road, Rugby. A beautifully proportioned home that blends comfort, convenience and low-maintenance living.

Offering approximately 893 sqft of well-planned accommodation, the property comprises three double bedrooms, making it an ideal choice for families, downsizers or those seeking a peaceful retirement retreat. Inside, a spacious reception room provides a warm and inviting space for everyday relaxation or entertaining, while the thoughtfully arranged layout ensures every inch of space is used to its full potential. A well-appointed bathroom completes the internal accommodation.

Situated on a popular road in Hillmorton, the bungalow enjoys easy access to local shops, schools and parks, with the amenities of Rugby town centre just a short distance away. The surrounding area is known for its friendly community feel and pleasant surroundings, offering a tranquil lifestyle without sacrificing convenience.

With its manageable size, practical layout and attractive location, this property represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to appreciate all that this lovely home has to offer.

Hall 20'11" x 7'6" (6.38m x 2.31m)

Doors to all bedrooms, bathroom, utility room, kitchen diner.

Living Room 21'4" x 9'7" (6.52m x 2.94m)

Herringbone-style flooring with underfloor heating. Fitted aircon unit, with a pyramid roof lantern providing a great amount of natural light. With a uPVC double glazed bay window and uPVC double glazed French doors to rear.



Kitchen 19'5" x 9'8" (5.94m x 2.95m)

Recently modernised kitchen, beautifully presented with a comprehensive range of contemporary wall and base units complemented by generous worktop space. Full range of integrated appliances, including and eye level oven, with a fitted hob and extractor hood. A granite sink with mixer tap is positioned beneath the window, with herringbone-style flooring and underfloor heating. Open plan joined with the living room, with pyramid roof lantern, French doors and bay window to rear.

Laundry Room 7'10" x 5'5" (2.39m x 1.67m)

uPVC double glazed window to side. Space for washing machine and tumble dryer. Worktop with stainless steel sink with tiling to the back. Has fitted storage units.

Primary Bedroom 12'7" x 11'4" (3.86m x 3.46m)

uPVC double glazed window to front.

Bedroom Two 11'5" x 11'4" (3.49m x 3.46m)

uPVC double glazed floor to ceiling window to rear.

Bedroom Three 10'0" x 9'0" (3.07m x 2.76m)

uPVC double glazed window to front.

Bathroom 8'4" x 5'5" (2.55m x 1.67m)

Recently modernised, fitted with a contemporary white suite comprising a panelled bath with mixer tap, low-level WC and wash hand basin with stylish black fittings. The room also benefits from a separate curved shower, heated towel rail and attractive patterned tiled flooring. Marble-effect finishes and contrasting black detailing throughout.

Front Garden / Driveway

Block paved driveway with parking for multiple vehicles.

Rear Garden

A thoughtfully designed, multi-level garden offering both low-maintenance and family-friendly spaces. The first two levels are fully paved, providing generous patio areas for outdoor dining and entertaining. The second level features a seating area with a built-in slide and is enclosed by sleek metal fencing for added safety. The third level is a neat, lawned garden with a rear shed for storage, again bordered by metal fencing.



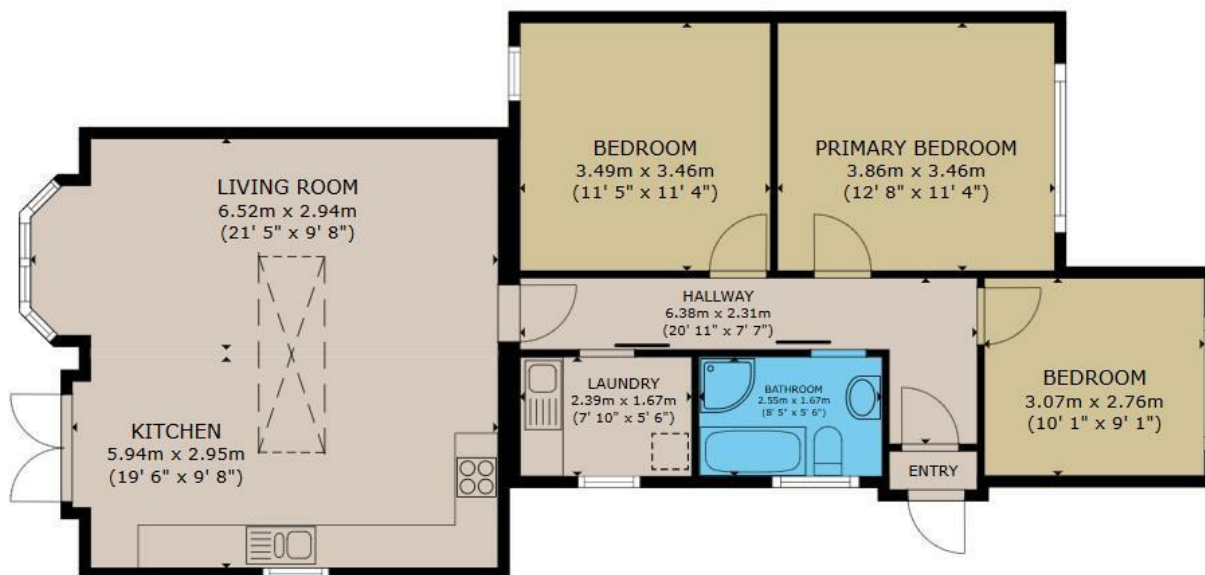
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 90.6 m² (975 sq.ft.)
TOTAL - 90.6 m² (975 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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