



106 Kingsley Avenue

HILLMORTON, RUGBY, CV21 4JZ

Henry James
The **Rugby** Property Expert





If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends, and with excellent schools nearby then look no further than this stunning family home!

Property at a glance

Freehold Family Home

Three Spacious Bedrooms

Parking For Up To Five Cars

Grandiose Living Room With Fireplace

Sleek, Modern Kitchen

Very Generous Rear Garden

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Local Shopping Within Walking Distance





It's a pleasure to introduce you to this spacious, modern family home! Originally built in 1930, this stunning home has been largely extended and modernised in recent years and the finished product is really quite magnificent! This beautiful home offers three bedrooms, two bathrooms, an impressive open plan kitchen diner and parking for up to four cars with room for one more in the single garage, for a total of five parking spots.

This beautifully presented family home offers a lovingly manicured North-East facing rear garden. The generous rear garden offers a large patio which is perfect for alfresco dining and barbecues in the summertime. A large portion of the rear garden is laid to lawn and has tall coniferous trees which border a large portion of the rear garden making spending time in the garden feel like a relaxing forest retreat. On top of this, the rear garden offers an outdoor tap, easy side access to the front of the property as well as access to the single garage.

This home is conveniently located in the highly sought-after area of Hillmorton to access Paddox Primary School and Ashlawn School and is just minutes away from Rugby's vibrant town centre. What's more Hillmorton's residents love that the area offers a variety of local shops as well as excellent commuter links with easy access to Rugby railway station, the M1 and the M6.



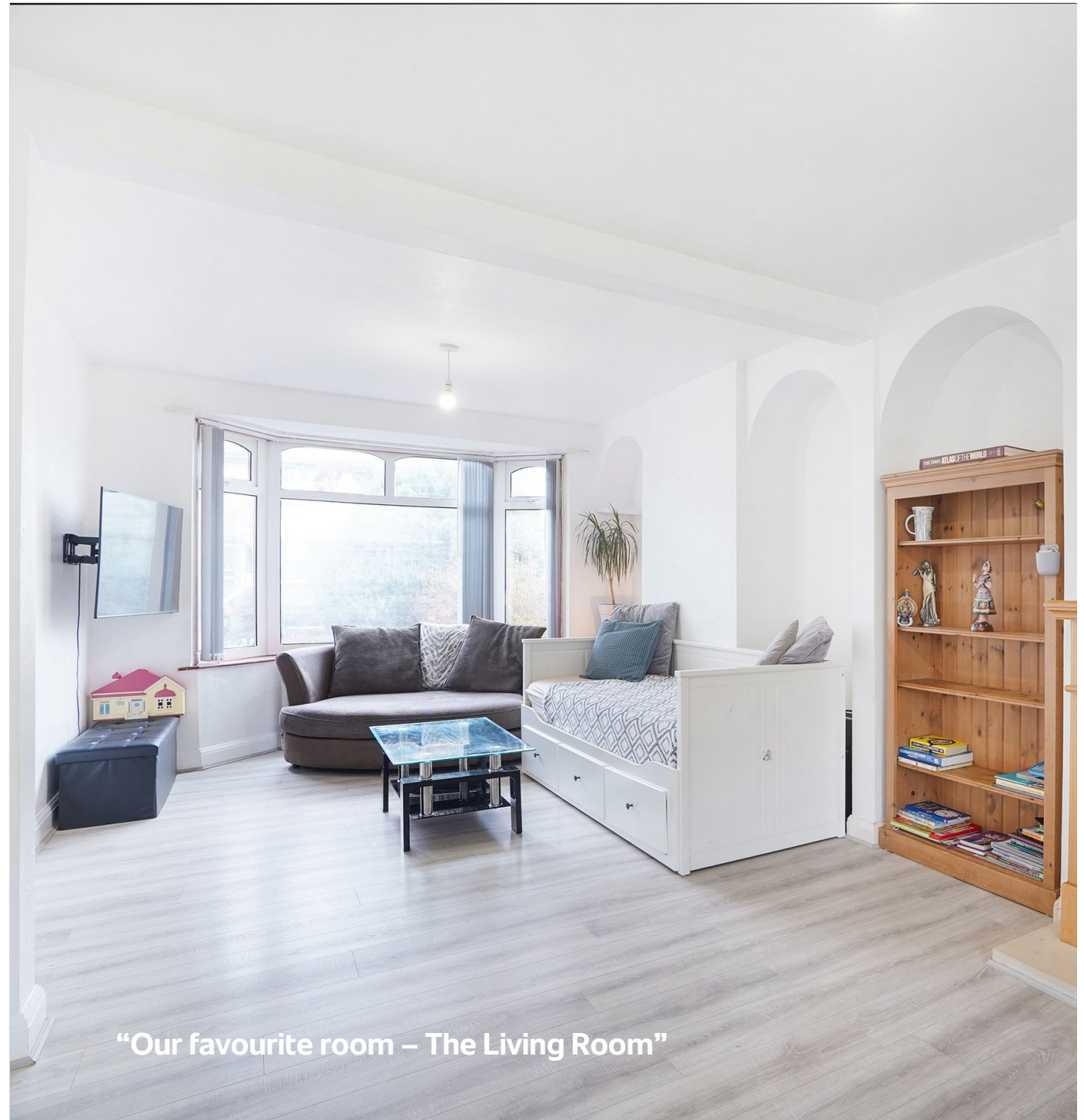
“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“Our family's favourite room is the large open living space. We cherished watching our children be able to run around as they grew up in the space. There is space for sofas, a day bed and a dining table and the room still has ample space for the kids to play!”

“We have enjoyed transforming the house to its current modern state. Our hands are in every part of that modernisation including the kitchen design and layout.”

“What attracted us to the area was the easy access to schools, shops, supermarket and to the city centre. A bonus was that our neighbourhood is quite friendly and we have nice and supportive neighbours.”



“Our favourite room – The Living Room”

Directions

Head north. Keep left and merge onto A428. Keep left to continue toward A428. Merge onto A428. At the roundabout, take the 2nd exit. At Halfway House Roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. Turn right onto Kingsley Avenue and 106 Kingsley Avenue, Rugby CV21 4JZ will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way,
Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - C

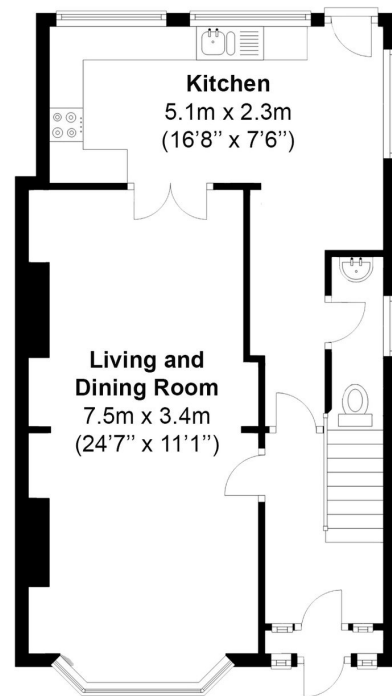
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

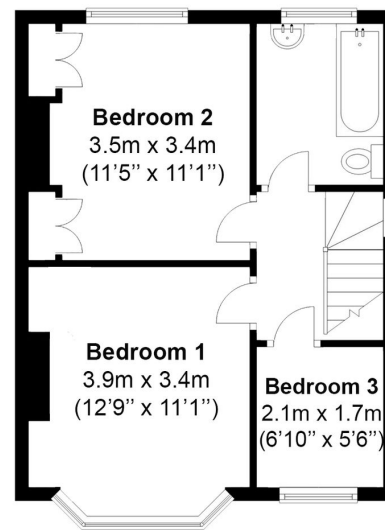
Town Centre 1.6 miles
Primary Schools 0.7 miles
Train Station 1.7 miles
Motorway links 3.9 miles
Airport 25.7 miles
Nearest City 13.5 miles
Bus Stop 0.3 miles
University 13 miles
Hospital 12.1 miles

Kingsley Avenue, Rugby, CV21



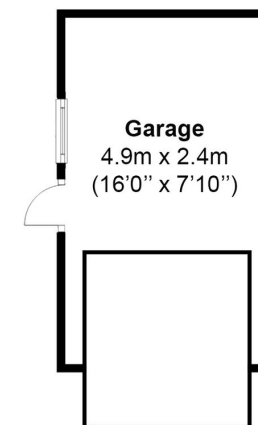
Ground Floor

Total Approximate Area -
100 sq.m. / 1076 sq.ft.



First Floor

Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy rating	Current	Potential
A		
B		
C		
D	56 D	84 B
E		
F		
G		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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