



EDWARD KNIGHT
ESTATE AGENTS

13 DEANE ROAD, HILLMORTON, RUGBY, CV21 4NZ

OFFERS OVER £275,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached family home, situated in the highly sought-after area of Hillmorton, Rugby.

The property is conveniently located close to a wide range of local amenities including shops, public houses, hot food outlets, and highly regarded schools catering for all ages. In brief, the accommodation comprises an entrance hall, a spacious lounge with feature fireplace, a separate dining room, and a fitted kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Further benefits include uPVC double glazing and gas-fired central heating to radiators throughout.

Externally, the property boasts a private rear garden offering a good degree of seclusion, while to the front there is a driveway providing off-road parking.

Early viewing is highly recommended to avoid disappointment.



LOCATION

Situated in the sought-after area of Hillmorton, this property enjoys the convenience of a wide array of local amenities and services within walking distance. Residents benefit from a variety of shops and facilities including a hotel, traditional public houses, a post office, supermarkets, a hardware store, a pharmacy, beauty salons, hairdressers, a veterinary practice, and an assortment of independent retailers and bespoke stores. Everything needed for day-to-day living is conveniently on the doorstep.

Hillmorton is particularly popular with families due to its excellent educational options. The area falls within the catchment of the highly regarded Ashlawn School and the prestigious Lawrence Sheriff Grammar School. Additionally, there are several outstanding Ofsted-rated primary schools nearby, including Paddox Primary School, Abbots Farm Infant School, Eastlands Primary School, and English Martyrs Catholic Primary School. The world-renowned Rugby School, one of the oldest independent schools in the UK, is also just a short drive away.

For outdoor enthusiasts and walkers, the location is ideal. Positioned on the edge of Hillmorton, the property offers immediate access to a network of scenic public footpaths and countryside walks. The picturesque Hillmorton Locks along the Oxford Canal provide a tranquil setting for leisurely strolls, refreshments, and extended canal-side explorations.



Commuters will appreciate the property's excellent transport links. Rugby railway station is located less than two miles away, offering direct services to London Euston in approximately 50 minutes, making it a perfect choice for those who work in the capital but seek the calm of a more rural setting.





ENTRANCE HALL

15' 5" x 5' 6" (4.7m x 1.68m)

LOUNGE

12' 9" x 11' 4" (3.89m x 3.45m)

DINING ROOM

11' 6" x 11' 4" (3.51m x 3.45m)

KITCHEN

10' 7" x 7' 9" (3.23m x 2.36m)

BEDROOM

12' 9" x 10' 7" (3.89m x 3.23m)

BEDROOM

11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM

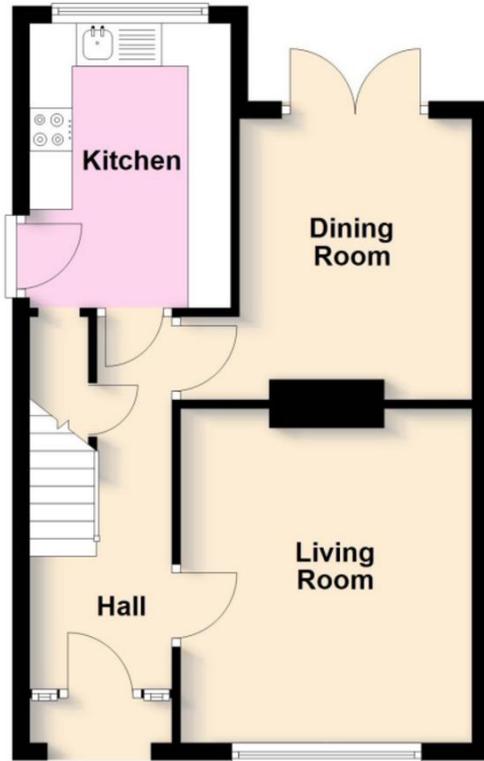
8' 7" x 6' 3" (2.62m x 1.91m)

BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m)

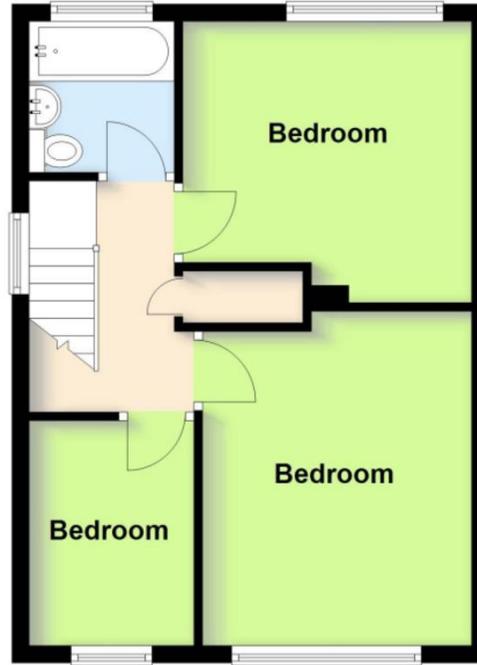
Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		