



108 Norton Leys, Hillside, Rugby, Warwickshire, CV22 5RS

HOWKINS &
HARRISON

108 Norton Leys, Hillside,
Rugby, Warwickshire, CV22 5RS

Guide Price: £350,00

Offered for sale with no onward chain this well presented four bedroom detached property situated on the popular residential location of Hillside. The accommodation over two floors offers four bedrooms, family bathroom, separate lounge and dining room, fitted kitchen and a conservatory. The property offers off road parking for several vehicles via a block paved driveway and a single garage.

Features

- Detached Home
- Four bedrooms
- No onward chain
- Fitted Kitchen and dining room
- Conservatory and enclosed rear garden
- Ground floor WC and first floor family bathroom
- Garage and off road parking
- Gas central heating
- UPVD double glazing
- Energy Rating- C



Location

The property is situated just over a mile from Rugby town centre in the established and popular residential area of Hillside, just off Dunchurch Road.

From here it is only a short drive (or a brisk walk) to the centre of town which offers an extensive range of shopping facilities including national retailers, Sainsburys and independent outlets, as well as local Schools nearby. Rugby also has a mainline train station which offers a frequent service to London Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

This well presented and generously proportioned home offers versatile living accommodation. Upon entering, you are welcomed by a spacious entrance hall providing access to all ground floor rooms. The fitted kitchen, finished in a beech style, features integrated cooking appliances and flows seamlessly into the dining room, creating an excellent space for entertaining. To the rear, a bright conservatory overlooks the garden and is accessed directly from the dining area. The front facing lounge is a comfortable retreat, complete with a brick built fireplace and capped off gas fire. A convenient ground floor WC completes the downstairs accommodation.

First Floor

Upstairs, the property offers four bedrooms, two of which are well sized doubles. Three of the bedrooms benefit from built in wardrobes, providing ample storage. The family bathroom is fitted with a three piece white suite to include a shower over the bath, complemented by tiling in splash prone areas.



Outside

Externally, the front of the property is designed for low maintenance and is block paved, offering off road parking for multiple vehicles, along with a driveway leading to a single garage. The rear garden enjoys a high degree of privacy and is predominantly laid to lawn, enhanced by a selection of patio areas perfect for outdoor dining and relaxation.



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Viewing

Strictly by prior appointment via the selling agents. Contact 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

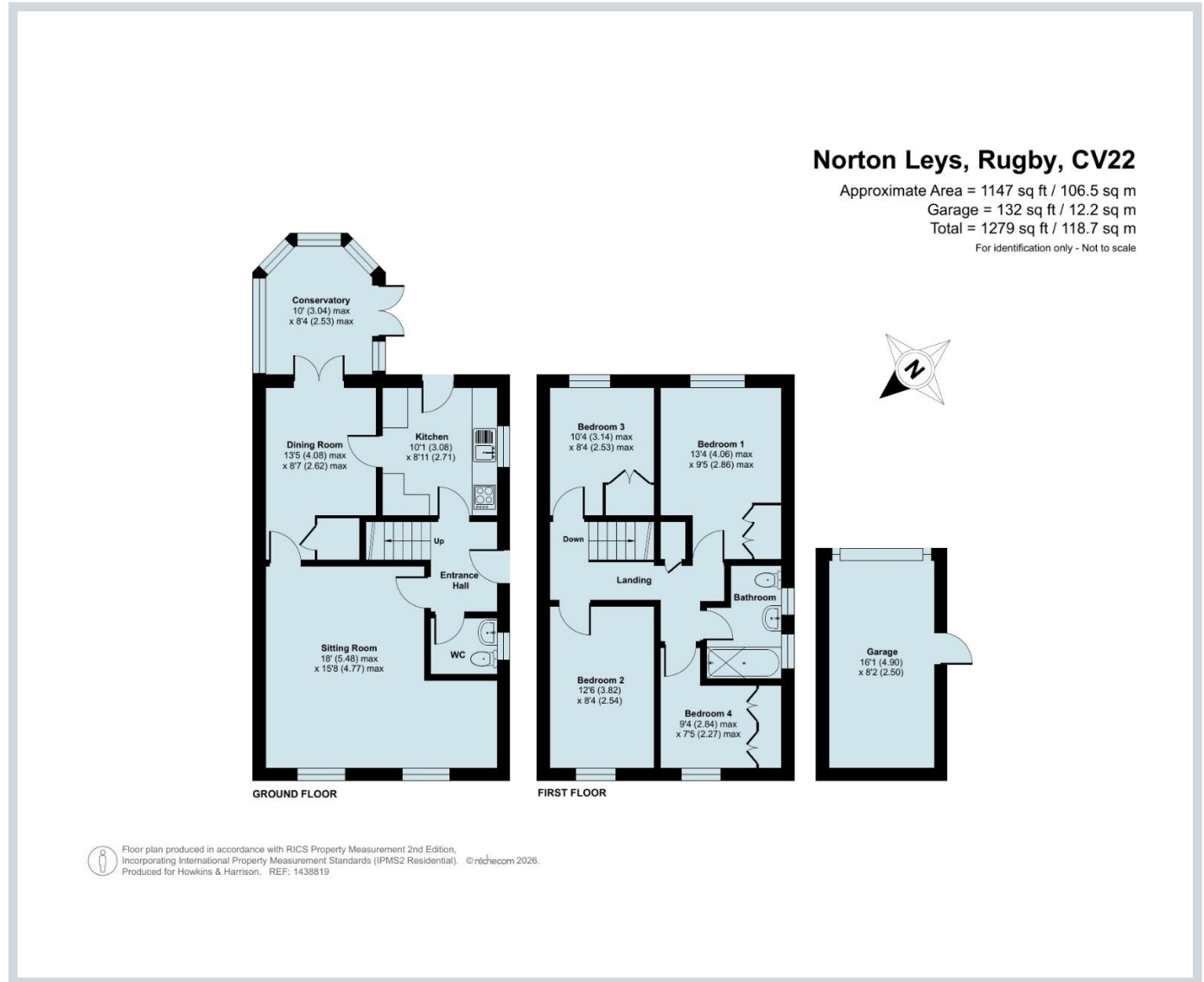
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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