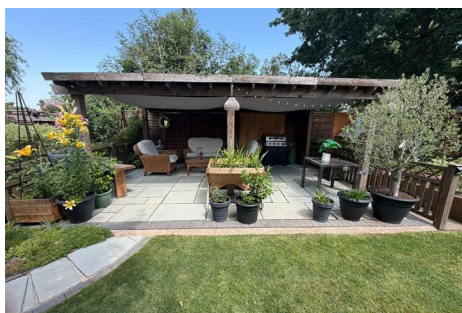


**7 Hillmorton Lane
Lilbourne
RUGBY
CV23 0SS**

Guide Price £450,000



- **THREE/FOUR BEDROOM DETACHED**
- **BESPOKE MODERN FITTED KITCHEN**
- **SEPARATE DINING ROOM/BEDROOM**
- **MANICURED GENEROUS REAR GARDEN**
- **GARAGE AND CARPORT**

- **IMMACULATE THROUGHOUT**
- **SPACIOUS LOUNGE WITH MULTI FUEL BURNER**
- **POPULAR VILLAGE LOCATION**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

This FOUR bedroom detached dormer bungalow is presented in immaculate condition throughout, having been significantly improved by the current owners to create a beautifully finished and adaptable home. The accommodation is flexible, with three or four bedrooms depending on how you choose to use the space, as one of the ground floor bedrooms is currently arranged as a dining room. The lounge is light and airy and features a multi fuel burner, while the contemporary bespoke kitchen offers a stylish and practical focal point for everyday living. The ground floor also includes a modern shower room and a large master bedroom. Two further bedrooms are positioned on the first floor.

The gardens are a particular highlight, landscaped and carefully manicured to provide a generous and private outdoor setting. The property benefits from upvc double glazing throughout, oil fired central heating, off road parking for several cars and a garage.

The bungalow is situated in the popular village of Lilbourne, around five miles from Rugby. The location offers excellent access to the region's central motorway networks including the M1, M6 and M45, and is approximately a ten minute drive from Rugby train station, where mainline services run to London Euston and Birmingham New Street.

A superb home offering quality, comfort and versatility in a well connected village setting.

Accommodation Comprises

Entry via upvc side entrance door into:

Entrance Hall

Stairs rising to first floor. Herringbone effect vinyl flooring. Radiator. Understairs storage cupboard. Doors off to lounge, kitchen/breakfast room, dining room, master bedroom and shower room.

Dining Room

11'4" x 11'5" (3.46m x 3.48m)

Upvc double glazed window to front aspect. Radiator. Built in storage cupboard.

Lounge

14'10" x 11'10" (4.54m x 3.63m)

Via part glazed door. Two radiators. Cast iron multi fuel burner with a timber hearth and slate surround. Upvc double glazed window to rear aspect. French doors opening to rear garden.

Kitchen / Breakfast Room

14'10" x 11'10" (4.54m x 3.63m)

Hacker German bespoke fitted kitchen with solid stone work surfaces and cream base and wall mounted soft close units. One and half bowl sink unit with mixer tap over. and Zip instant boiling water. Built in wine fridge. Blaupunkt ceramic hob. Melie electric oven. Extractor fan. Built in Siemens washing machine and dishwasher. Feature lighting. Spotlights. Cupboard housing oil fired Worcester boiler. Radiator. Wineo vinyl flooring. Via part glazed door. Upvc double glazed window to front aspect. Upvc double glazed window to side aspect. Double glazed door to rear.

Master Bedroom

13'8" x 9'9" (4.18m x 2.99m)

Upvc double glazed window to front aspect. Radiator. Space for a large wardrobe.

Shower Room

Corner shower cubicle with mixer shower and aquaboarding. Wash hand basin with mixer tap over and storage beneath. Low level w.c. Herringbone effect vinyl floor covering. Tiled walls. Spotlights. Upvc double glazed window to side elevation.

First Floor Landing

Upvc double glazed window to side aspect. Five storage cupboards. Spotlights. Doors off to bedrooms.

Bedroom Two

14'10" x 11'5" (4.53m x 3.48m)

Upvc double glazed window to side aspect. Radiator. Spotlights. Access to boarded eaves storage.

Bedroom Three

11'5" x 8'1" (3.48m x 2.47m)

Upvc double glazed window to side aspect. Radiator. Spotlights. Access to boarded eaves storage.

Front Garden

Block paved driveway leading up to the property and providing off road parking for several cars. Further gravelled area. Range of mature trees and plants. Enclosed by timber fencing.

Garage

Up and over electric door. Power and lighting. Personal door to rear garden. Space for an american style fridge/freezer. Space for a tumble dryer.

Rear Garden

A stunning garden with indian sandstone landscaping and a large lawn area. The garden is approximately 150ft long. Apple trees. Pear tree. Cherry tree. Further range of mature trees and shrubs. Blue slate area. Timber shed with power and lighting. Gated access to further garden area where there is a large pergola which is a great family area ideal for barbeques and for entertaining. Green house. Workshop with power and lighting. Raised further patio area. Oil tank. Further area ideal for al fresco dining.

Agents Note

Council Tax Band: D

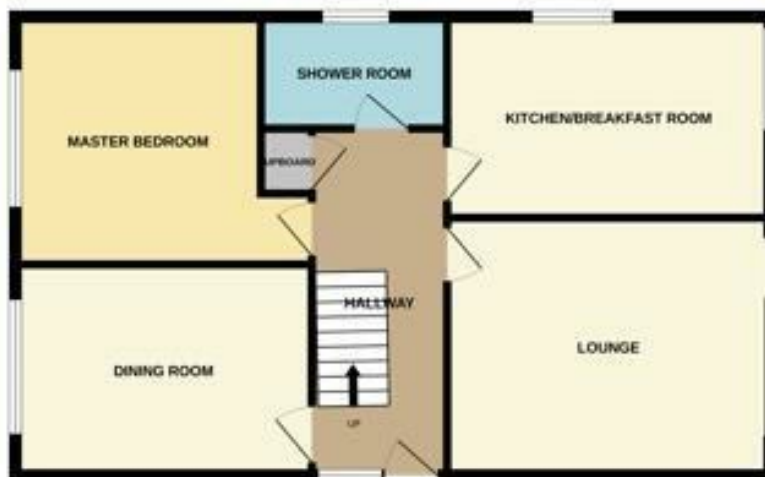
Energy Efficiency Rating. D



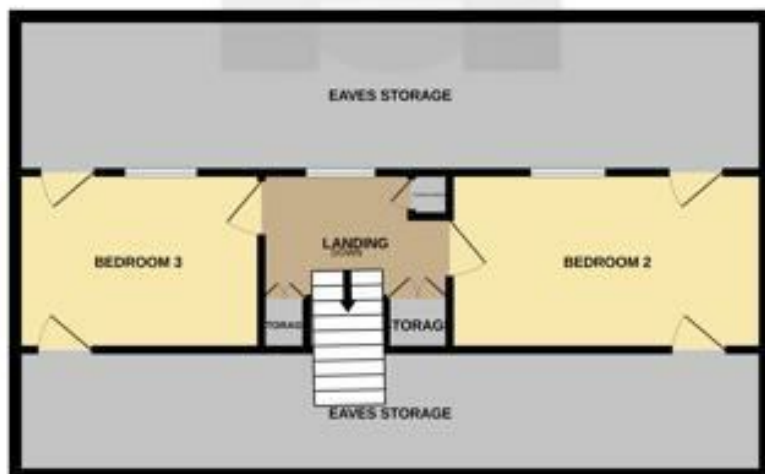




GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



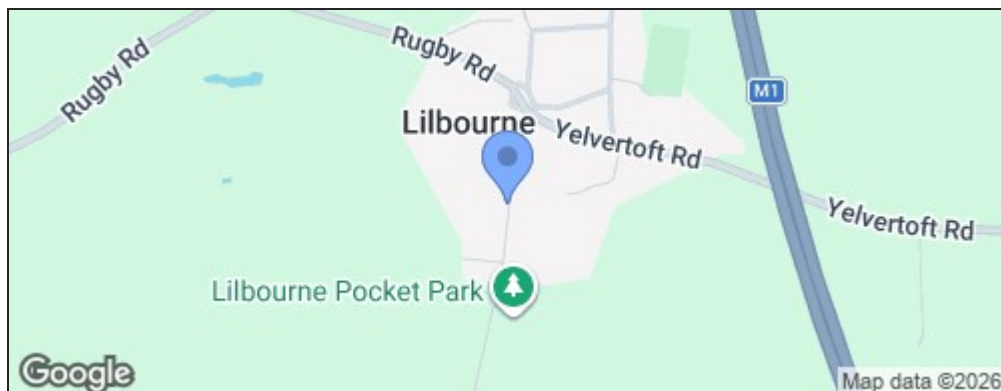
1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.

While 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 for 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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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	56	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.