

**137 Bawnmore Road  
Bilton  
RUGBY  
CV22 6JJ**

**Guide Price £600,000**



- **EXTENDED FOUR BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **DOUBLE GARAGE**
- **UPVC DOUBLE GLAZING**
- **POPULAR LOCATION**

- **DETACHED FAMILY HOME**
- **STUDY**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An extended four bedroom detached home located on the ever popular Bawnmore Road in Bilton. This family home has been occupied by the current owner since it was originally built in 1981. In brief, the accommodation comprises; entrance hall, lounge, separate dining room, study, fitted kitchen and a ground floor w.c. To the first floor there are four well proportioned bedrooms and ensuite shower room. This property additionally benefits from upvc double glazing and gas radiator central heating throughout. Externally there are front and rear gardens, off road parking, and a double garage.

This property is conveniently situated for Bilton village with its wide range of shops and amenities, well regarded schooling for all ages, Sainsbury's superstore and Rugby town centre. Transport links include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short ten minute drive and operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via covered entrance with upvc obscure part glazed door with glazed side panels into:

#### **Hallway**

Stairs rising to first floor. Radiator. Coving to ceiling. Understairs storage cupboard. Doors off to lounge, kitchen, study and w.c.

#### **Lounge**

18'0" x 13'1" (5.51m x 4.01m)

Bow window to front aspect. Feature fireplace with inset living flame gas fire. Coving to ceiling. Two radiators. Wall light points. Television aerial point. Double doors into:

#### **Dining Room**

17'0" x 13'1" (5.20m x 4.01m)

Window to rear. Door to garden. Two radiators. Wall light points. Central heating thermostat. Coving to ceiling. Door to:

#### **Kitchen**

15'5" x 8'10" (4.70m x 2.70m)

Fitted with a range of base and eye level units. Work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven and gas hob. Integrated fridge/freezer. Space and plumbing for a washing machine. Part tiled walls. Central heating boiler. Central heating and hot water timing controls. Radiator. Two windows overlooking rear garden. Obscure part glazed door to side.

#### **Study**

8'10" x 8'6" (2.70m x 2.61m)

Window to front. Coving to ceiling. Radiator.

#### **Downstairs W.C.**

With suite to comprise; low level w.c. and pedestal wash hand basin with tiled splashback. Radiator. Tiled floor. Obscure window to side elevation.

#### **First Floor Landing**

Access to loft space with ladder. Airing cupboard housing hot water tank. Doors off to bedrooms and shower room.

**Bedroom One**

16'4" x 13'1" (5.00m x 4.01m)

Window to front. Built in wardrobes. Radiator. Telephone point. Door to:

**Ensuite Shower Room**

With suite to comprise; shower cubicle, pedestal wash hand basin, and low level w.c. Storage cupboard. Half height tiling. Radiator. Obscure window to side elevation.

**Bedroom Two**

12'2" x 10'9" (3.71m x 3.28m)

Window to front aspect. Overstairs storage cupboard. Radiator.

**Bedroom Three**

10'4" x 7'10" (3.16m x 2.40m)

Window to rear. Radiator.

**Bedroom Four**

9'10" x 8'10" (3.01m x 2.70m)

Window to rear. Radiator.

**Shower Room**

With suite to comprise; double shower cubicle with electric shower, pedestal wash hand basin, and low level w.c. Half height tiling. Radiator. Obscure window to front elevation.

**Front Garden**

Mainly laid to lawn. Pathway to entrance. Off road parking for several vehicles. Entry via shared driveway into own private drive which is block paved and gives access to:

**Double Garage**

Electric door. Power and lighting.

**Rear Garden**

Mainly laid to lawn with shrub borders and paved patio. Timber fencing to sides and rear.

**Agents Note**

Council Tax Band: F

Energy Efficiency Rating: D







GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



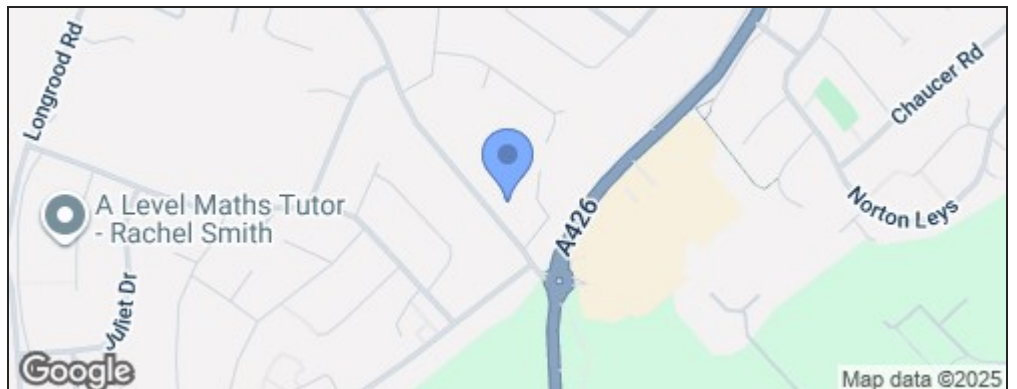
1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.

Whilst 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 by 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.