

**22 Eastlands Place  
Hillmorton  
RUGBY  
CV21 3RS**

**Offers Over £285,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **GROUND FLOOR SHOWER ROOM**
- **REAR LOBBY**
- **PARKING AND GARAGE**

- **EXTENDED SEMI DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **FITTED KITCHEN**
- **SOLAR PANELS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

An extended, three bedroom, semi detached home located in the very popular Eastlands Place and offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance porch, hallway, separate lounge and dining room, fitted kitchen, rear lobby, ground floor shower room, three first floor bedrooms and a first floor shower room. This property benefits from solar panels, double glazing, gas radiator heating, good size gardens to front and rear, off road parking and a garage.

Situated in the ever popular residential area of Hillmorton, close to local amenities, schools for all ages and recreational facilities whilst still being within easy reach of 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 glazed timber doors into:

#### **Porch**

Windows to front and side aspects. Double electric socket. Glazed timber door and window into:

#### **Hallway**

Stairs rising to first floor. Radiator. Doors off to lounge, dining room and kitchen.

#### **Dining Room**

11'5" x 9'9" (3.50m x 2.99m)

Window to front aspect. Radiator.

#### **Lounge**

14'5" x 11'5" (4.40m x 3.50m)

Wall mounted gas fire. Double glazed door into rear lobby.

#### **Kitchen**

10'9" x 7'10" (3.30m x 2.40m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer with mixer tap over. Gas hob. Electric oven. Integrated fridge. Integrated washing machine. Understairs storage cupboard. Window to side. Glazed door to rear lobby. Bifold door to hallway.

#### **Rear Lobby**

15'7" x 5'4" (4.75m x 1.63m)

Windows to rear. Radiator. French doors opening to rear garden. Further glazed door to rear garden. Door to:

#### **Ground Floor Shower Room**

Shower cubicle with electric shower. Low level w.c. Window to rear elevation.

#### **First Floor Landing**

Window to side. Access to loft space. Doors off to bedrooms and shower room.

#### **Bedroom One**

12'1" x 11'5" (3.70m x 3.50m)

Window to front aspect. Radiator.

**Bedroom Two**

12'1" x 11'5" (3.70m x 3.50m)

Window to rear aspect. Radiator. Built in storage cupboard with boiler.

**Bedroom Three**

9'2" x 7'10" (2.80m x 2.41m)

Window to rear aspect. Radiator

**Shower Room**

With suite to comprise; walk in double shower cubicle with glass screen, wash hand basin, and low level w.c. Extractor fan. Window to front elevation.

**Front Garden**

Block paved driveway providing off road parking and leading to garage. Area laid to lawn. Flower and shrub borders. Fencing to boundaries.

**Garage**

16'5" x 8'5" (5.02m x 2.57m)

Double doors to front. Personal door to rear garden.

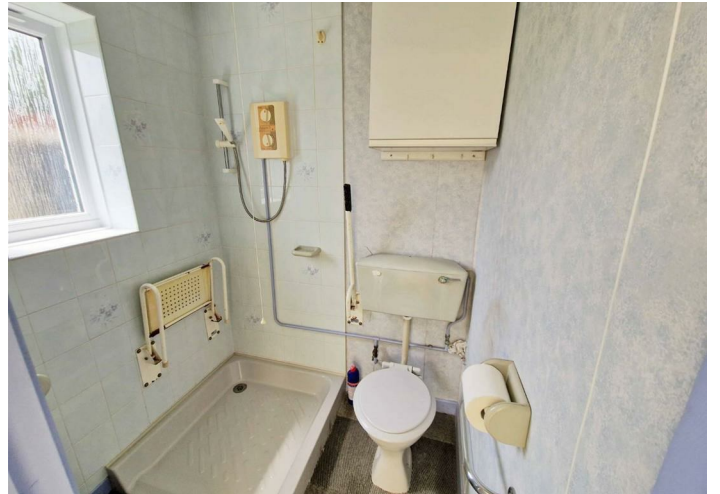
**Rear Garden**

Patio area. Pathway leading to rear. Flower beds to side. Area laid to lawn. Three sheds. Fencing to boundaries.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: C

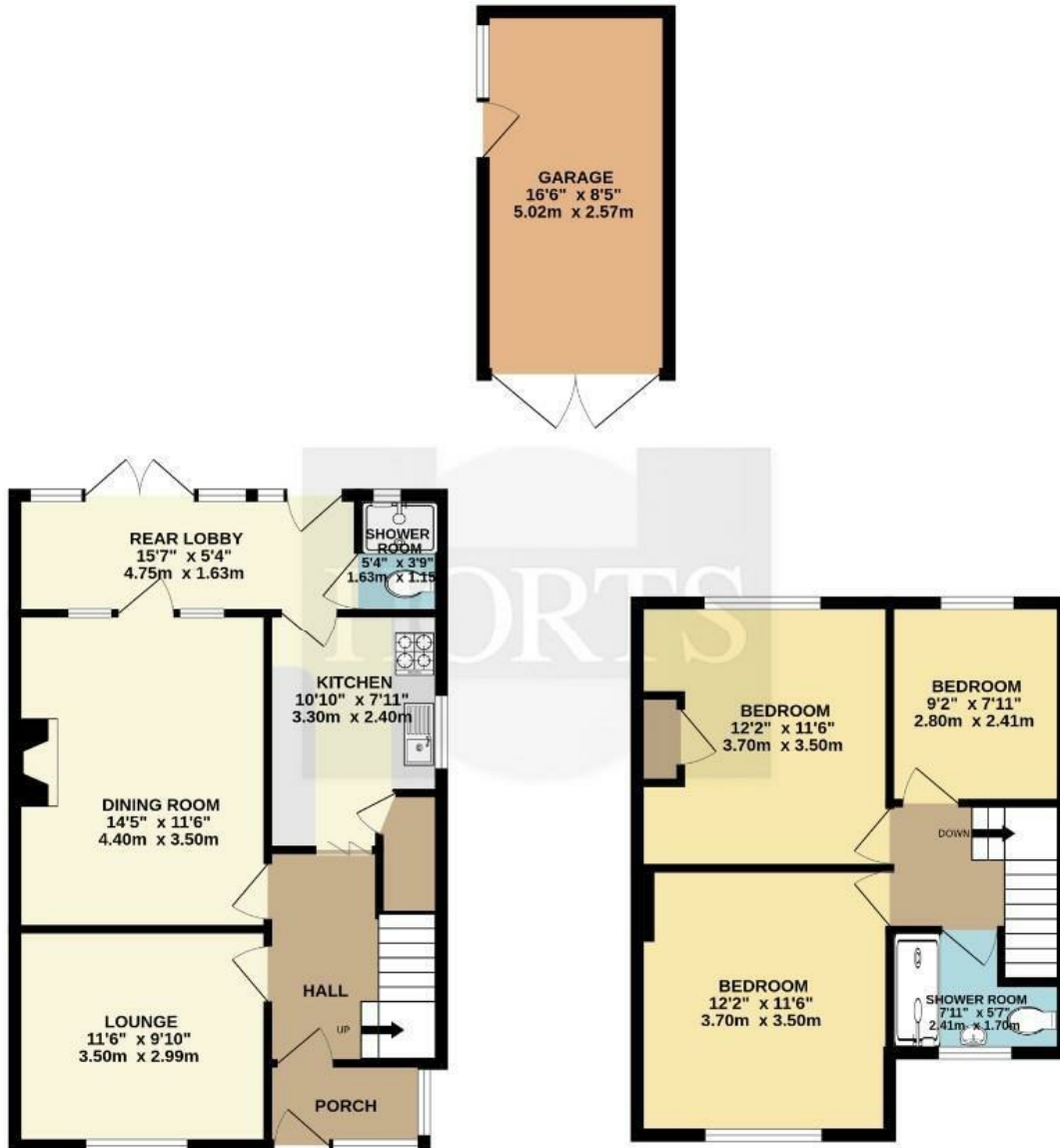






GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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>			
(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>		72	81
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.