5 Heyford Leys
Hillside
RUGBY
CV22 5SB

£279,950

- THREE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- POPULAR LOCATION
- SINGLE GARAGE
- EXCELLENT OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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A three bedroom family home located in the popular residential area of Hillside. This fabulous property benefits from a conservatory, double glazing and gas central heating. The property further boasts a single garage accessed by a driveway which provides ample off road parking. In brief the accommodation comprises to the ground floor; entrance porch, lounge, kitchen/diner and a good sized conservatory. To the first floor are three bedrooms (two having fitted wardrobes) and a family bathroom. Externally there are gardens to both the front and rear, and a single garage. The property is situated within the catchment area of highly regarded schools and is close to major bus routes, Sainsbury's Superstore and all local amenities. Early viewing is most highly recommended.

Accommodation Comprises
Entry via door to:

Entrance Porch
Upvc Entrance porch with windows to both the front and side aspects. Double cupboard housing gas and electric meters and further cupboard for storage. Further solid door to:

Lounge
15'0" x 13'10" (4.58 x 4.24)
With Upvc double glazed bow window to the front aspect. Electric fire with timber surround and mantle. Coved ceiling. Two radiators. Stairs rising to first floor landing. Door to:

Kitchen/Diner
15'0" x 9'7" (4.59 x 2.94)
Upvc double glazed window to the rear aspect. Fitted with a range of base and wall mounted units having roll top work surfaces and tiling to splash areas. Single drainer stainless steel sink with mixer tap over. Space and plumbing for washing machine and dish washer. Space for gas cooker with stainless steel extractor over. Space for fridge/freezer. Open access to:

Conservatory
11'8" x 9'2" (3.57 x 2.81)
Of Upvc construction with two separate sets of sliding doors leading to the garden / patio. Skylight.

First Floor Landing
Access to part boarded loft space with fitted loft ladder. Doors off leading to:

Bedroom One
12'9" x 8'2" (3.89 x 2.51)
Max. Upvc double glazed bow window to the front aspect. Fitted wardrobes with sliding doors. Radiator.

Bedroom Two
9'6" x 8'3" (2.92 x 2.54)
Upvc double glazed window to the rear aspect. Presently utilized as the master bedroom and having been fitted with a comprehensive range of Hammonds wardrobes. Coved ceiling. Radiator.

Bedroom Three
7'10" x 6'5" (2.39 x 1.98)
Upvc double glazed window to the front aspect. Radiator.

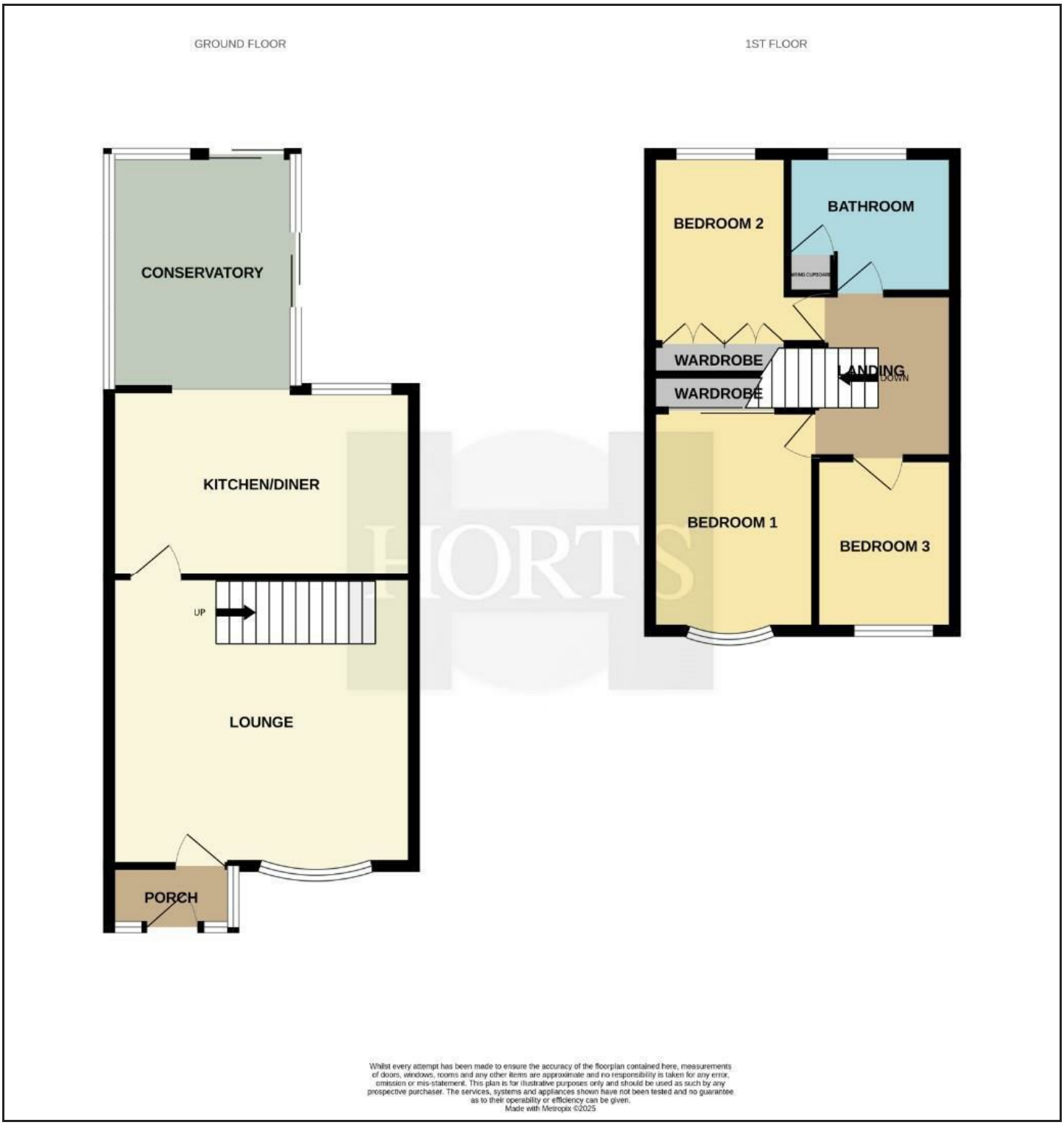
Bathroom
Upvc double glazed window to the rear aspect. Suite to comprise; panelled bath with mains shower over, pedestal wash hand basin, low level wc. Radiator. Airing cupboard with Vaillant gas fired boiler enclosed.

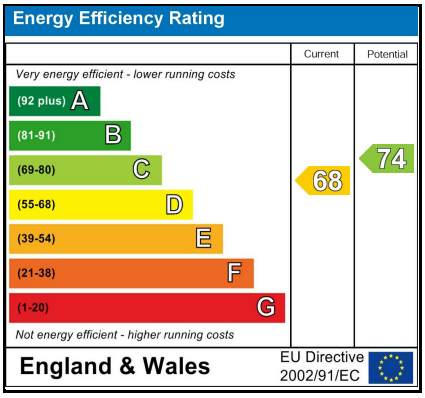
Front Garden
Mainly laid to lawn with path leading to front door and stepping stones to the drive. Established flower beds, conifers and flowering plants. Driveway to side leading to single garage.

Rear Garden
Enclosed rear garden with patio adjacent to the property and lawn beyond. Flowerbeds planted with herbaceous shrubs, flowering plants and conifers. Gated access to front garden.

Garage
Single garage with up and over door. Converted to create utility room. Power connected.

DIABROSAURUS
REZ SAURIDON
OVIRAPTOR
KENTROSAURUS





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.