

**13 Pine Grove
Hillmorton
RUGBY
CV21 4BL**

Guide Price £300,000



- **EXTENDED THREE BEDROOM SEMI DETACHED**
- **REFITTED KITCHEN**
- **REFITTED SHOWER ROOM**
- **ENCLOSED PRIVATE REAR GARDEN**
- **NO ONWARD CHAIN**

- **EXTENDED SPACIOUS LOUNGE**
- **DOWNSTAIRS W.C.**
- **CUL-DE-SAC LOCATION**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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PERSONAL • PROFESSIONAL • PROACTIVE

An EXTENDED semi detached with three double bedrooms home situated in a cul de sac. In brief the accommodation comprises; porch, entrance hall, spacious lounge/dining room, refitted kitchen with island, utility and ground floor w.c. To the first floor there are three good sized bedrooms and a refitted shower room. Externally there is off road parking for two vehicles, a garage, and an enclosed rear landscaped garden. The property also benefits from gas central heating, and upvc double glazing, and is offered with NO ONWARD CHAIN. Located in a popular area of Hillmorton with easy access to excellent schooling and a wealth of local amenities, as well as key road links including (M1, M6, A5 and A45). It is only a short drive to Rugby town centre and the railway station (where regular connections are provided to London Euston, Birmingham and Crewe).

Accommodation Comprises

Entry via obscure glazed upvc front entrance door into:

Entrance Porch

Coat storage space. obscure window to side. Upvc obscure double glazed green into:

Hallway

Stairs rising to first floor. Under stairs storage. Radiator. Opening through to:

Refitted Kitchen

12'1" x 8'6" (3.70m x 2.60m)

Reitted with a range of cream base and eye level units. Work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Zanussi five ring stainless steel gas hob. Built in Zanussi electric oven. Space for an American style fridge/freezer. Pull out bin storage drawer. Kitchen island. Ceramic tile flooring. Spotlights. Coving to ceiling. Window overlooking rear garden. Doors off to utility and lounge/dining room.

Lounge/Dining Room

29'10" x 10'9" (9.11m x 3.30m)

Window to front aspect. Window to rear aspect. Two radiators. Upvc obscure glazed door to side. Door to kitchen.

Utility

Space for a washing machine and tumble dryer. Extractor fan. Ceramic tile flooring. Coving to ceiling. Upvc obscure double glazed to side. Door to w.c.

Downstairs W.C.

High gloss low level w.c. Corner wash hand basin with mixer tap over and storage beneath. Wall mounted electric radiator. Aqua board to walls. Obscure window to side elevation.

First Floor Landing

Doors off to bedrooms and shower room. Storage cupboard. Access to loft space with pull down ladder.

Bedroom One

13'1" x 10'9" (3.99m x 3.30m)

Double bedroom. Window to front aspect. Radiator. Fitted bedroom furniture. Coving to ceiling.

Bedroom Two

10'9" x 9'10" (3.30m x 3.01m)

Double bedroom. Window to rear aspect. Radiator. Coving to ceiling.

Bedroom Three

12'1" x 8'10" (3.70m x 2.70m)

Double bedroom. Window to rear aspect. Radiator. Coving to ceiling.

Refitted Shower Room

With suite to comprise; large shower cubicle with rainfall shower and mixer shower, wash hand basin with vanity unit, and low flush w.c. with concealed cistern. Fully tiled walls. Tiled floor. Radiator. Chrome ladder radiator. Extractor fan. Spotlights. Airing cupboard. Door to eaves storage space. Window to side elevation.

Front Garden

Mainly laid to block paving providing off road parking for two cars and leading to garage. Area laid to lawn. Shrubs. Gated access to rear garden.

Integral Garage

15'5" x 9'1" (4.70m x 2.78m)

With up and over style door. Wall mounted combi boiler.

Rear Garden

A west facing garden. Mainly laid to lawn. Block paved patio area ideal for alfresco dining. Variety of plants and shrubs. Feature pond with Koi carp. Garden storage box. Enclosed by timber fencing. Cold water tap. External electric point. Wall mounted awning.

Agents Note

Council Tax Band: C

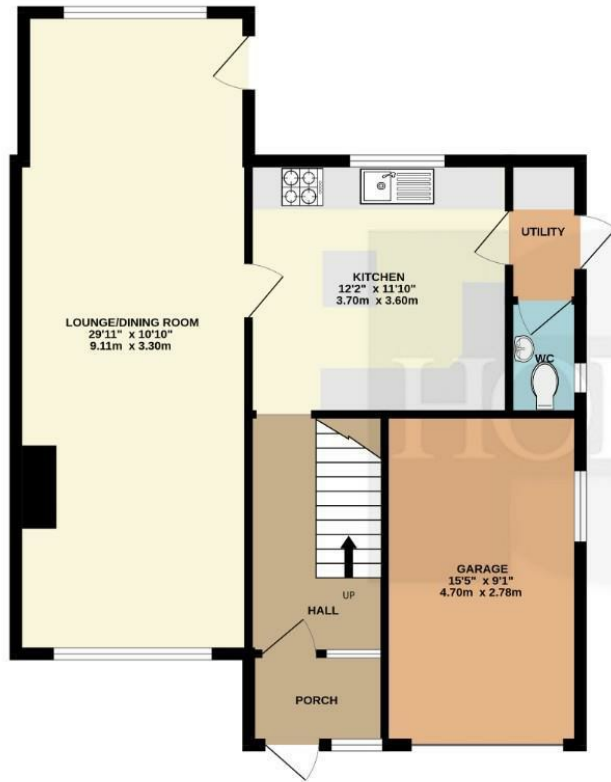
Energy Efficiency Rating: C



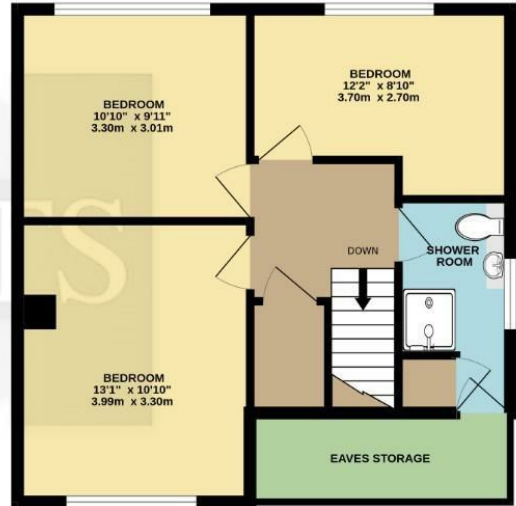




GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



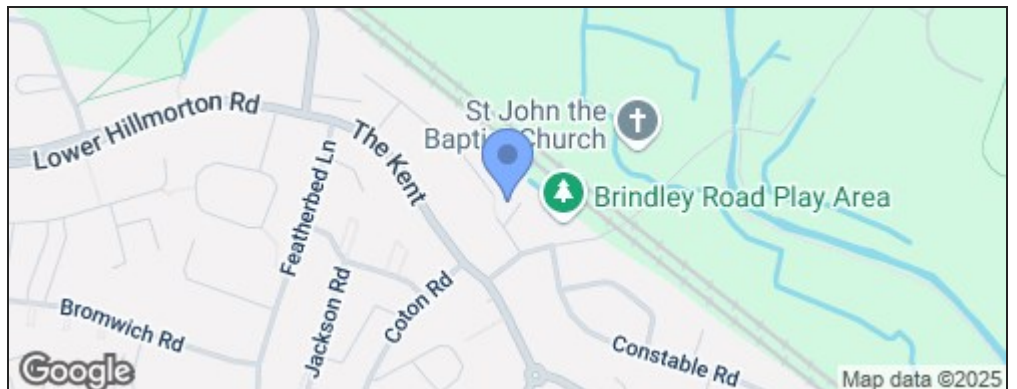
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.