



**Lower Hillmorton Road, Hillmorton, Rugby**  
**Guide Price £379,950**



# Lower Hillmorton Road, Hillmorton, Rugby

Crowhurst Gale are very pleased to present this beautiful three bedroom detached property situated on the popular, Lower Hillmorton Road, Rugby. In brief the accommodation comprises; entrance hall, lounge/garden room, separate dining room, fitted kitchen, utility room and shower room to the ground floor. Plus three bedrooms and a family bathroom to the first floor. The front of the property offers parking for several vehicles with a driveway leading to a garden store with carport and a well kept rear gardens which are not directly overlooked from the rear. The property also benefits from double glazing and gas heating to radiators.

## Frontage

Beautifully kept front garden with driveway leading to the side and rear of the property.

## Ground Floor Shower Room

Shower enclosure, WC and washbasin. Window to front.

## Lounge/Garden Room

Open Plan Room

## Lounge Area 12'5" x 12'5" (3.78m x 3.78m )

Window to front elevation. Through-fare to:

## Garden/Sun Room 12'0" x 10'7" (3.66 x 3.24)

French doors to rear garden over looking the rear garden.

## Dining Room 12'4" x 11'10" (3.78 x 3.63)

Window to side elevation. Door to:



**Kitchen 12'4" x 9'2" (3.78 x 2.81)**

Window to rear elevation. Fitted kitchen with storage units and drawers. built in double oven hob, and dishwasher. Door to:

**Utility Room 20'2" x 4'3" (6.15 x 1.32)**

Sink and drainer with base unit. Window to rear elevation. Door to driveway.

**Landing**

Doors to:

**Bedroom One 12'7" x 12'6" (3.84 x 3.83)**

Windows to front and rear elevation.

**Bedroom Two 10'8" x 9'6" (3.27 x 2.92)**

Window to rear elevation.

**Bedroom Three 9'6" x 7'1" (2.90 x 2.16)**

Window to side elevation.

**Bathroom**

Panelled bath. WC and washbasin. Window to front elevation.

**Rear Garden**

Good size rear garden which is well stocked with various trees and shrubs.

**Garden Store & Carport**

Brick built outbuilding which could be used as a workshop or converted to a home office.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council



**Tenure**  
Freehold

**Tax Band**  
Tax Band: E

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Entrance Hall**

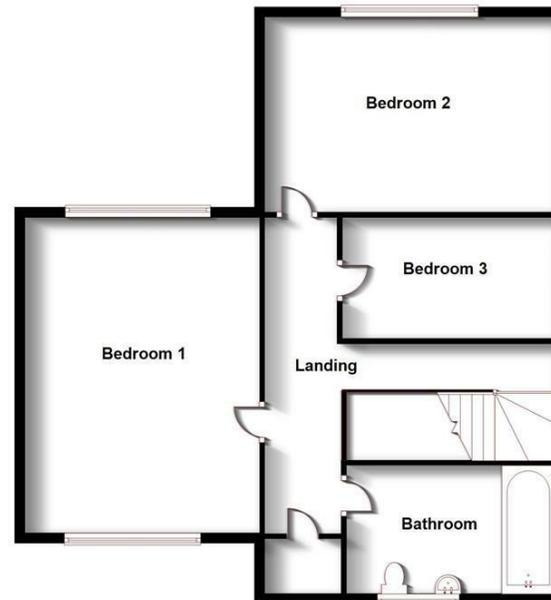
Stair to first floor. Doors leading to:



Ground Floor



First Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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