



Linnell Road, Hillmorton, Rugby
Guide price £295,000



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Crowhurst Gale are delighted to offer for sale this detached bungalow which is situated on a good size plot in the heart of Hillmorton. The property is well laid out with spacious rooms and briefly comprises :Entrance Hall, Lounge, Separate Dining Room, Kitchen, Two Well Proportioned Bedrooms and Bathroom with separate WC. Well Stocked gardens, Parking and Garage. NO ONWARD CHAIN

Front Garden

A beautifully kept front garden with various shrubs and plants. Pathway leading all around the bungalow. Gate leading through to rear garden. Wooden fencing. Parking for one vehicle in front of the garage with further parking space to the opposite side of the plot.

Entrance Hall

Enter via double glazed front entrance door. Radiator. Dado rail and coving to ceiling. Cloaks/Storage cupboard with hanging rail. Access to large loft space. Connecting doors off to:

Lounge 15'5" x 15'5" (4.72 x 4.70)

Double glazed windows to the side and front aspects. Two radiators. Feature fireplace. Coving to ceiling.



Kitchen 12'5" x 8'10" (3.79 x 2.70)

Double glazed window to rear. One and a half sink and drainer. Various kitchen cupboards. worktop surface. Ceramic tiling. Space for cooker. Pantry with double glazed window to side. Plumbing for appliance. Door to:

Rear Lobby

Plumbing for appliance. Gas boiler.

Bedroom One 15'0" x 9'8" (4.59 x 2.95)

Double glazed window to side. Radiator.

Bedroom Two 12'4" x 8'7" (3.77 x 2.63)

Double glazed window to side. Radiator.

Dining Room/Bedroom Three 8'11" x 9'4" (2.73 x 2.86)

Double glazed window to front. Radiator.

Bathroom

Panelled bath with shower over. Wash hand basin. Heated towel rail. Opaque double glazed window to rear.

Separate WC

WC with opaque double glazed window to rear.

Rear & Side Garden

Mainly laid to lawn with two garden sheds, paved area and gate giving access to both parking areas.

Garage 9'2" x 18'1" (2.80 x 5.52)

Window to rear. power and light, up and over door.

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 Mortgage and Financial Services Ltd can offer 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.

**Tax Band**

Tax Band: C

Tenure

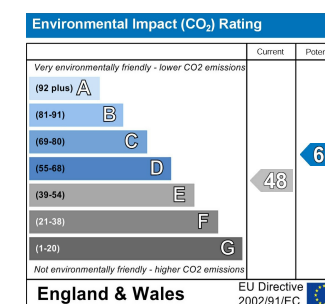
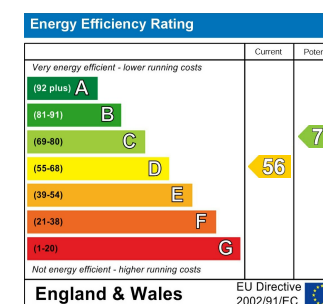
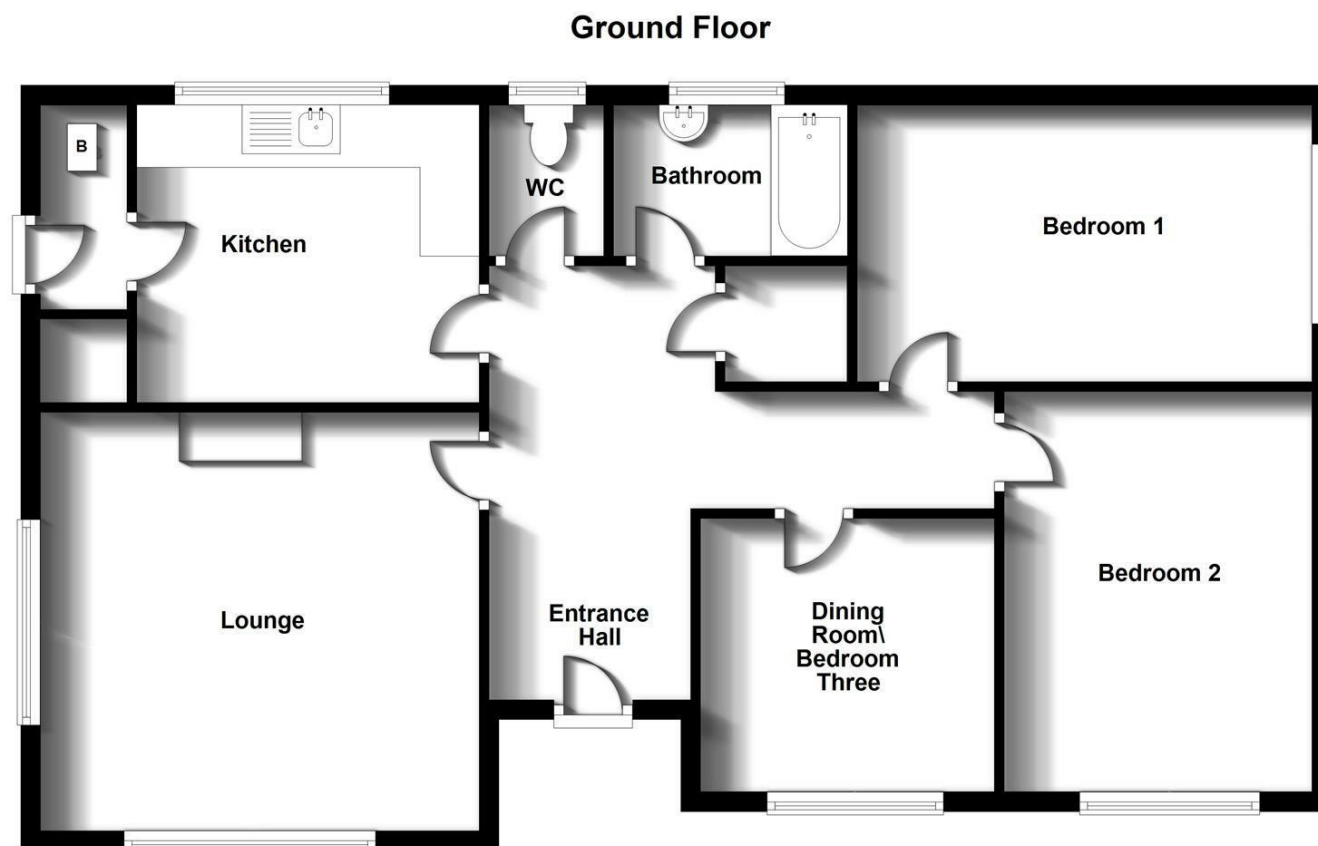
Freehold

Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
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