



Lowercroft, Hillmorton, Rugby  
£260,000



# Lowercroft, Hillmorton, Rugby

Crowhurst Gale are pleased to offer for sale this well presented three bedroom, three storey property situated in a quiet cul-de-sac location in the ever popular residential area of Hillmorton.

The accommodation briefly comprises: entrance hall, open plan kitchen/dining/living room, conservatory with under floor heating, cloakroom to ground floor, two double bedrooms and family bathroom to first floor and master bedroom with en-suite bathroom to second floor. The property further benefits from gas fired central heating, uPVC double glazing, 'Karndean' flooring (where mentioned) enclosed rear garden with shed/summer house and two allocated parking spaces to the front

## Hallway

Enter via uPVC double glazed opaque door into a light and airy hallway with stairs rising to first floor. Under stair storage cupboard. Karndean flooring. uPVC double glazed window to front. Radiator. Thermostat control unit. Door to:

## Cloakroom

Continuation of Karndean flooring. Close coupled wc and wall mounted wash hand basin with ceramic tiled splash backs. Extractor fan. Radiator.

## Open Plan Kitchen/Dining/Living Area

### Kitchen Area 10'4" x 9'3" (3.16m x 2.82m )

Continuation of Karndean flooring. Polycarbonate sink and drainer with mixer Pillar tap over. Range of base units and drawers, wall cupboards and work surfaces. Built in Samsung electric hob with Samsung electric fan assisted oven below and Hotpoint extractor fan/light over. Space and plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Ceramic tiling. Cupboard housing wall mounted Ariston gas fired boiler for gas central heating and domestic hot water. uPVC double glazed window to front.

### Dining Area 11'4" x 10'4" (3.46m x 3.17m)

Continuation of Karndean flooring. uPVC double glazed French doors to Conservatory.

Lounge Area: 2.85m x 2.65m (9'4ft x 8'8ft)

Continuation of Karndean flooring. TV aerial point. uPVC double glazed window looking into Conservatory. Radiator.



**Lounge Area 9'4" x 8'8" (2.85m x 2.65m)**

Continuation of Karndean flooring. TV aerial point. uPVC double glazed window looking into Conservatory. Radiator.

**Conservatory 13'3" x 10'2" (4.06m x 3.10m)**

Constructed of low level brick wall and uPVC double glazed panels with pitched Polycarbonate roof. Continuation of Karndean flooring. Underfloor heating with thermostat control. uPVC double glazed French doors leading into garden.

**First Floor Landing**

With stairs rising to second floor. uPVC double glazed window to front. Radiator. Door leading to:

**Bedroom 2 11'4" x 8'7" up to fitted wardrobes (3.46m x 2.63m up to fitted wardrobes)**

With two built in wardrobes providing hanging space and storage. uPVC double glazed window to rear. Radiator.

**Bedroom 3 9'6" m x 8'9" m (2.91 m x 2.67 m)**

With built in wardrobes providing hanging space and storage. uPVC double glazed window to front. Radiator.

**Bathroom**

With fully tiled shower cubicle with electric shower. Panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin with tiled splash backs. Karndean flooring. Extractor fan. uPVC double glazed opaque window to rear. Radiator.

**Second Floor Landing**

uPVC double glazed Velux window to front. Door to:

**Principal Bedroom Suite 14'8" m x 10'7" m (4.48 m x 3.23 m)**

Bedroom Area:

With uPVC double glazed window to rear. Velux double glazed window to front. Radiator.

Dressing Area:

With two wardrobes providing hanging space and storage. and lighting.

**En Suite 7'5" m x 7'10" m (2.27 m x 2.39 m)**

With suite of panelled path with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc. Karndean flooring. Extractor fan. uPVC double glazed opaque window. to rear. Radiator.

**Outside**

To the front there is off road parking for two cars and courtesy lighting.

Enclosed rear garden laid mainly to lawn with paved pathway. Octagonal Storage shed/summer house.

**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.

**Directions For Nat Nav**

CV21 4NF

**Local Authority**

Rugby Borough Council



**Tax Band**

C

**Tenure**

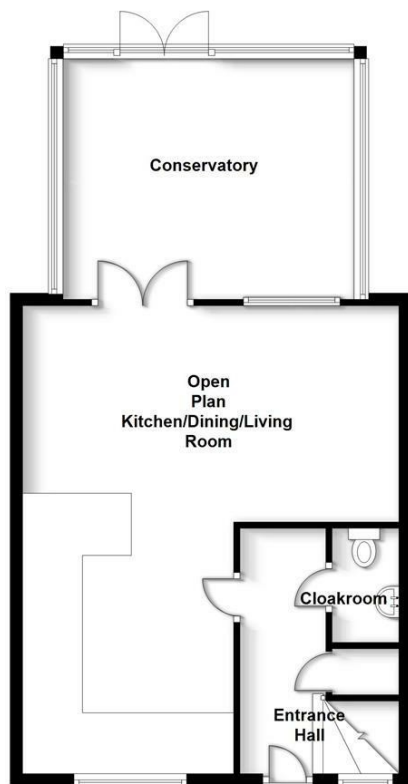
Freehold

**Viewing**

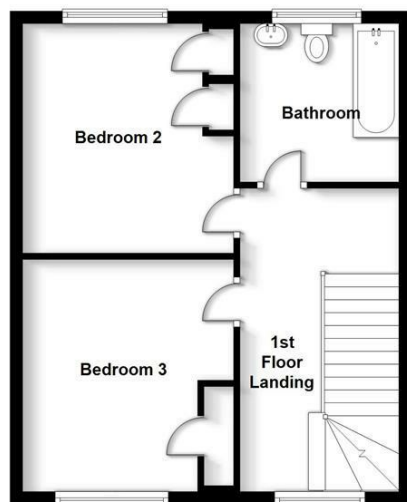
By appointment only through Crowhurst Gale Estate Agents 01788 522266



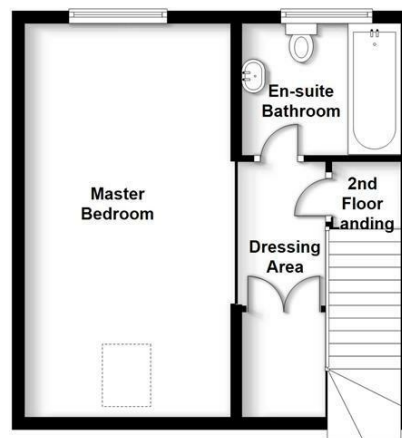
Ground Floor



First Floor



Second Floor



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

