



**Crick Road, Rugby, Warwickshire**  
**Guide price £450,000**



# Crick Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to offer for sale this extended three bedroom detached family home which is situated in a secluded location just off Watts Lane in Hillmorton. The property was built in the 1920s and has plenty of further development opportunities (subject to local planning consent). The property briefly comprises: Entrance Hall, Dining Room, Spacious Lounge, Kitchen, Rear Lobby, Guest WC to the ground floor. The first floor has three well proportioned bedrooms and a family bathroom. Outside there is a double garage and well stocked gardens which surround the property. NO CHAIN

## Hillmorton Village

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Paddox Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, Crick Road is situated on the edge of Hillmorton Village and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

## Frontage

Wooden five bar gate giving access to a spacious driveway for approximately 3/4 cars. Access to side and rear of the property.



**Entrance Hall**

Enter via a double glazed composite door. Door to Rear Lobby and glazed double doors to Dining Room.

**Dining Room 13'4" x 13'6" into bay (4.07 x 4.14 into bay)**

Double glazed bay window to front aspect. Feature fireplace with electric fire fitted. Radiator.

**Rear Lobby**

Stair to first floor. Under stairs storage. Double glazed 'French doors' to garden and patio area. Doors to Guest WC, Kitchen and Lounge.

**Lounge 18'5" x 15'3" (5.63 x 4.67 )**

Double glazed French doors to rear leading the gardens and a further Double glazed window to the side aspect. Log burner. Two radiators.

**Kitchen 13'1" x 11'7" (4.00 x 3.55 )**

Double glazed window to rear aspect. A range of kitchen units with work surfaces, inset stainless steel sink with drainer and mixer tap over. Further worktop surfaces. Built in fridge and freezer. Fitted gas hob and electric oven. Radiator. Space for washing machine and dishwasher.

**Guest WC**

WC and wash hand basin.

**First Floor Landing**

Access to loft space. Doors leading off to:

**Bedroom One 14'9" x 11'5" max (4.50 x 3.50 max)**

Double glazed window to rear aspect. Radiator.

**En suite**

WC and wash hand basin.

**Bedroom Two 11'1" x 10'0" (3.39 x 3.05)**

Double glazed window to front. Radiator.

**Bedroom Three 11'4" x 9'0" (3.46 x 2.75)**

Double glazed window to rear aspect. Radiator.

**Bathroom 10'0" x 6'1" (3.05 x 1.87 )**

Double glazed window to rear aspect. Panelled bath with telephone style mixer tap and shower head. Separate shower enclosure. Wash hand basin. WC. Bidet. Radiator.

**Gardens**

A well stocked rear garden with various types of trees and shrubs. Patio area. Access is gained to the side of the property.

**Double Garage 19'1" x 15'3" (5.84 x 4.65)**

Power and light connected.

**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.

**Local Authority**

Rugby Borough Council

**Tenure**

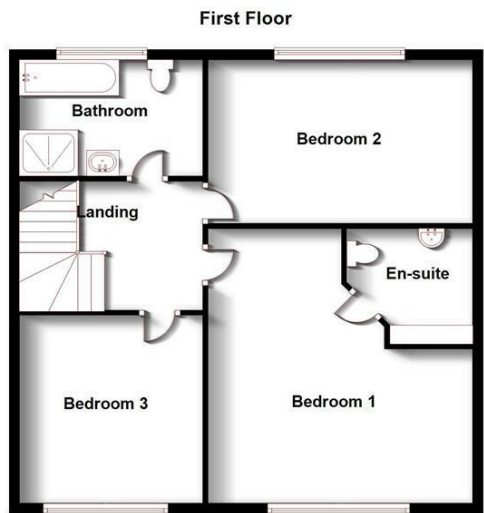
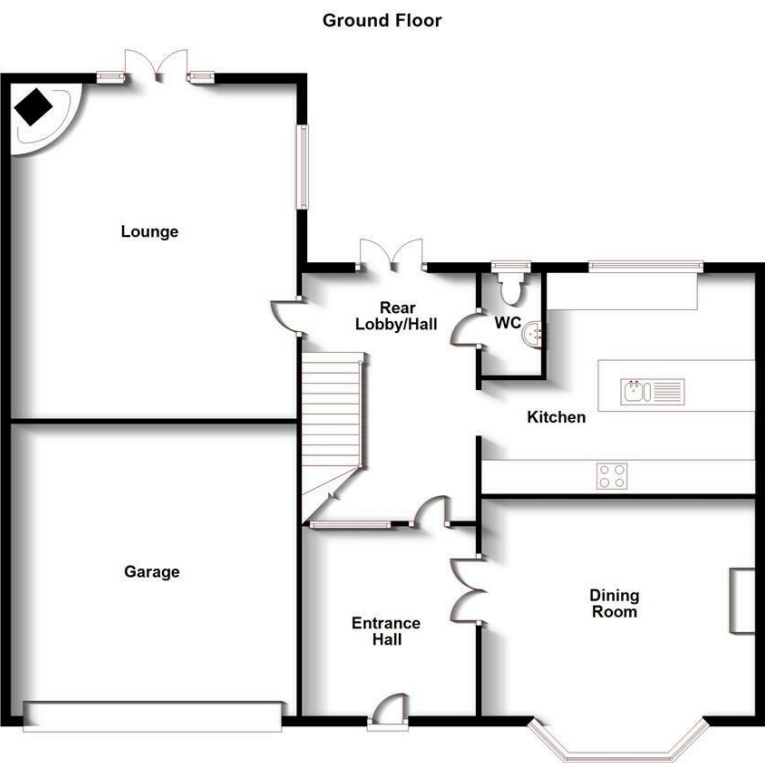
Freehold

**Tax Band**

Tax Band: E

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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	82

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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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