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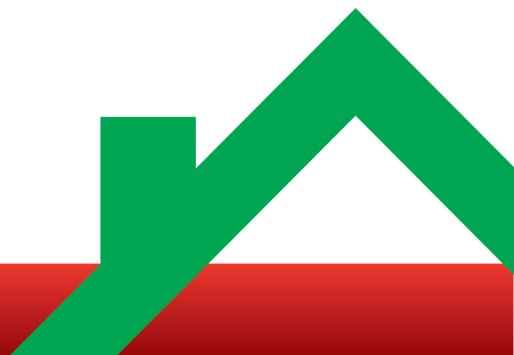
HILLMORTON
RUGBY
CV21 4DT

£335,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom detached family home located within the well regarded and sought after residential location of Hillmorton, Rugby, on the eastern outskirts of Rugby town centre.

The property is conveniently located for all local amenities to include restaurants, public houses, canal walks and excellent schooling for all ages.

In brief, the accommodation comprises of an entrance porch, entrance hall, ground floor cloakroom/w.c., a good sized lounge with feature fireplace and an extended kitchen/dining room/family room with fully integrated appliances and a central island.

To the first floor there are three generous bedrooms with the master bedroom having a modern en-suite shower room. The family bathroom has been refitted with a contemporary white three piece suite to include a Whirlpool bath.

The property is of traditional brick construction and benefits from a recently installed gas central heating boiler (March 2026), cavity wall insulation and Upvc double glazing.

Externally the property has and enclosed and landscaped rear garden and a single garage.

Early viewing is recommended to appreciate this beautiful family home.

Gross internal area: 110m² (1184ft²).

AGENTS NOTES

Council Tax Band 'C'.
Estimated Rental Value: £1200 pcm approx.
What3Words: ///steadily.severe.dabbling

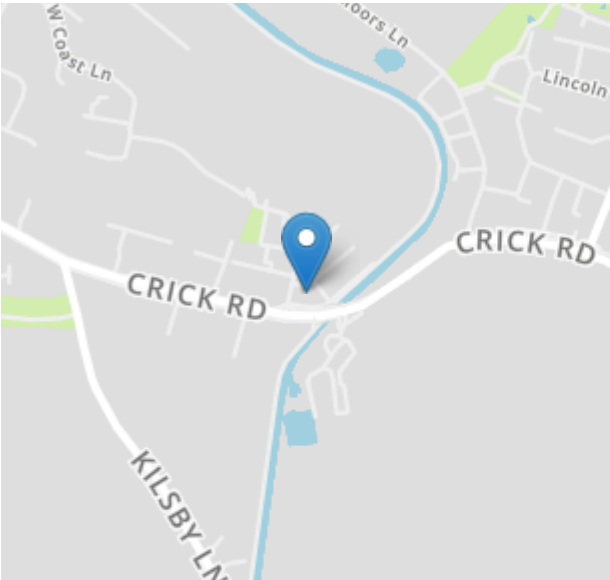
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- An Extended & Well Presented Three Bedroom Detached House
- Porch, Entrance Hall, Cloakroom/W.C.
- Lounge with Feature Fireplace
- Kitchen/Dining Room/Family Room
- First Floor Family Bathroom, En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing, New Gas Fired Central Heating Boiler
- Enclosed Rear Garden, Garage to Rear
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	70	82		
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, Scotland & Wales				
EU Directive 2002/91/EC				

ROOM DIMENSIONS

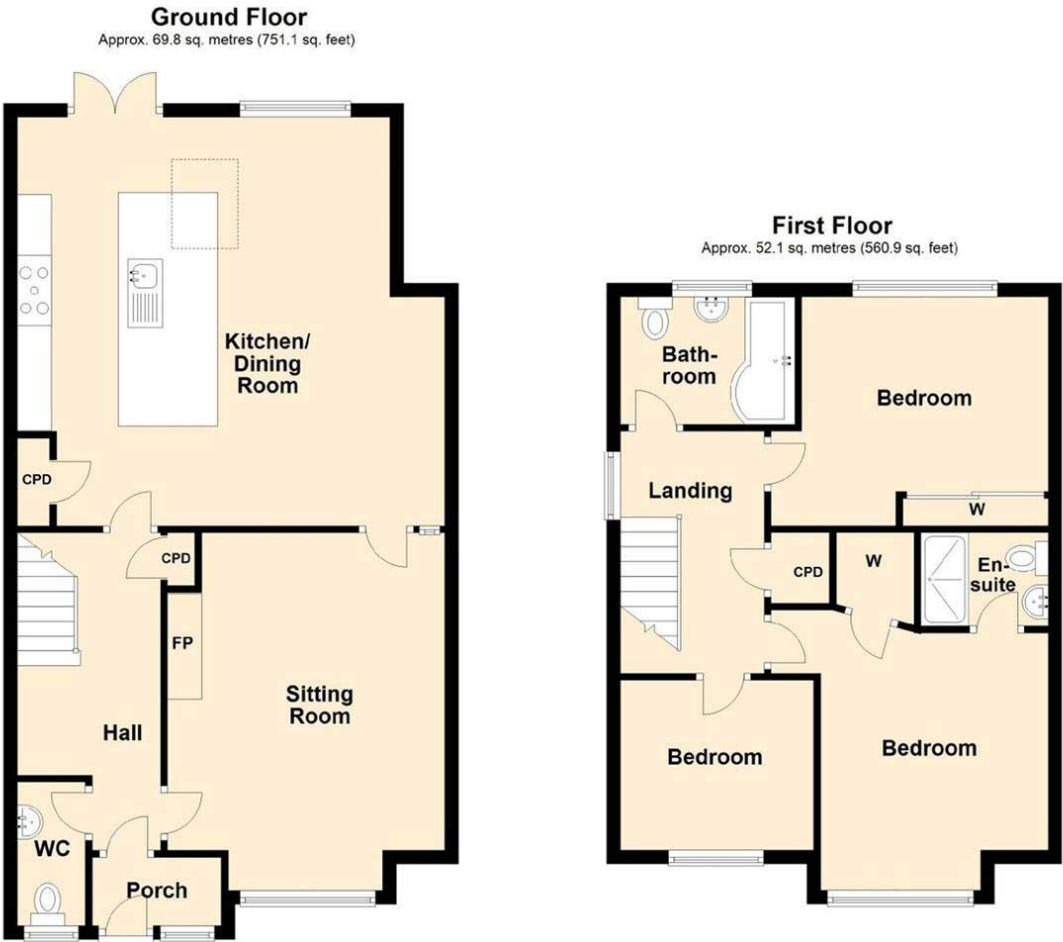
Ground Floor

- Entrance Porch
4' 6" x 3' 8" (1.37m x 1.12m)
- Entrance Hall
15' 2" x 5' 11" (4.62m x 1.80m)
- Cloakroom/W.C.
7' 6" x 2' 9" (2.29m x 0.84m)
- Lounge
16' 11" x 13' 2" (5.16m x 4.01m)
- Kitchen/Dining Room
20' 7" x 17' 5" (6.27m x 5.31m)
- First Floor
- Landing
12' 0" x 5' 11" (3.66m x 1.80m)

Bedroom One

- 12' 4" x 10' 7" (3.76m x 3.23m)
- En-Suite Shower Room
7' 7" x 4' 4" (2.31m x 1.32m)
- Bedroom Two
13' 3" x 11' 0" to back of wardrobes (4.04m x 3.35m to back of wardrobes)
- Bedroom Three
8' 7" x 8' 0" (2.62m x 2.44m)
- Family Bathroom
8' 3" x 5' 8" (2.51m x 1.73m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.