







Guild House estate agents are proud to offer for sale this unique detached property. Offering buyers the best of 'townhouse' living this spacious family home is just short distance to Rugby town centre and only a 10 minute walk to the train station. The property has been well maintained by the current owner and still provides prospective buyers the scope to extend and improve further.

Deceptively spacious, number 78 Lower Hillmorton Road has been updated and improved, being sympathetic to the age of the property its unique features have been successfully enhanced. In brief the accommodation comprises: spacious entrance hallway with original staircase and 'Minton' tiled floor and access to the cloakroom/w.c. There are two generous reception rooms, both with exposed timber floors and feature fireplace, a good sized breakfast room leads through to a spacious kitchen which leads out into the garden. The kitchen is fitted with a range of contemporary white gloss units and freestanding 'range' style cooker with matching cooker hood. To the first floor the generous first double bedroom benefits from built in wardrobes and original decorative cast iron fireplace. The second generous double bedroom has exposed timber floor and feature cast iron fireplace, with a further third large double bedroom at the rear of the property. Directly adjacent to the front bedroom there is a separate cloakroom/w.c which could be adapted to provide an en suite. Completing the first floor of this spacious detached property is a good sized family bathroom with built in storage and separate shower enclosure. Internally the property further benefits from recently upgraded upvc double glazing, gas central heating, alarm system and CCTV.

Outside this fantastic property doesn't disappoint either with a fully enclosed rear garden, mainly laid to lawn and patio areas. The detached garden studio is fully insulated and heated, with specialist flooring, storage and sink. An ideal space for someone wanting to run a business from home. There is also a lovely sized timber summer house with decked seating area. To the side of the property there is a full length driveway with secure double gates for privacy.

This 'gem' of a property must be viewed



- SPACIOUS DETACHED
- 3 GENEROUS DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- GOOD SIZED KITCHEN & FAMILY BATHROOM
- UNIQUE CHARACTER FEATURES THROUGHOUT
- RECENTLY UPGRADED UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GROUND FLOOR CLOAKROOM W.C
- ENCLOSED REAR GARDEN
- FULLY INSULATED GARDEN STUDIO
- POTENTIAL TO EXTEND & IMPROVE FURTHER
- OFF ROAD PARKING
- EPC - TBC

