



Slade Road, Hillmorton, Rugby, CV21 3AD



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are delighted to offer for sale this beautifully presented extended detached family home ideally located within walking distance of Rugby town centre. The property is situated in the highly sought after Hillmorton area which is served by several excellent primary schools and Ashlawn Academy secondary school. Within walking distance of local amenities and just a short drive away there are an abundance of shops and facilities at Elliotts Field and Junction One retail parks. For commuters the M1/M6 motorway links are less than a ten minute drive and Rugby train station is a ten minute walk where there is a regular 50 minute service into London Euston.

This lovely family home has been extended by the current owners boasting well maintained spacious accommodation throughout to include on the ground floor: entrance hallway with 'kamdean' flooring and under stairs storage, generously proportioned lounge with large bay window and feature fireplace. To the rear of property is a fabulous refitted lifestyle kitchen with skylight windows, feature centre island and bi-folding doors onto the garden. The kitchen has been fitted with stylish 'soft grey' shaker style units incorporating high grade integrated appliances which include dishwasher, fridge/freezer, built in oven, combi microwave oven, induction hob and extractor, all complimented perfectly by solid white quartz work surfaces. There's plenty of room for a family dining table and chairs and the snug area benefits from a multi fuel stove. Completing the ground floor is a handy utility room and W.C. To the first floor the generous landing area has a built in storage cupboard, the main bedroom is larger than average for a property of this age and boasts a refitted en suite shower room. There are two further bedrooms and a refitted family bathroom. The property further benefits from beautiful internal original 1930's doors, upvc double glazing and gas central heating throughout.

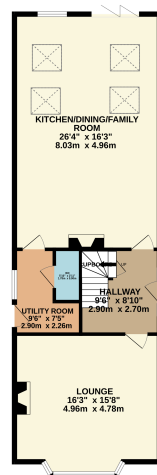
Externally the property continues to impress having a beautifully landscaped garden which is not overlooked at all and fully enclosed, mainly laid to lawn and surrounded by mature shrubs and well planted borders. For entertaining there's a large paved patio area, a timber shed and gated access to side of the property which leads to the front which offers parking for one vehicle.



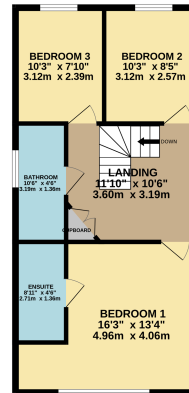
- EXTENDED DETACHED FAMILY HOME
- HILLMORTON
- REFITTED LIFESTYLE KITCHEN/FAMILY ROOM
- REFITTED BATHROOM & EN SUITE
- THREE GOOD SIZED BEDROOMS
- CATCHMENT FOR EXCELLENT SCHOOLING
- PRIVATE REAR GARDEN
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- SPACIOUS LOUNGE WITH BAY WINDOW
- OFF ROAD PARKING
- UTILITY AND GROUND FLOOR W.C
- EPC - TBC



GROUND FLOOR  
817 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

