

Pine Grove  
RUGBY  
£300,000

**Osborne  
Sargent**

A well presented 3 bedrooomed Semi-detached property located in this ever popular popular area. Hillmorton Primary School catchment. PVCu double glazing, gas fired radiator heating, re-fitted kitchen breakfast room with built in appliances, utility , G/F WC. 3 double bedrooms. Garage, off road parking and enclosed rear garden. NO CHAIN.

# 14 Pine Grove, RUGBY, Warwickshire CV21 4BL

A well presented 3 bed roomed Semi-detached property situated in this ever popular Rugby location. Hillmorton has excellent local amenities and schooling for all ages. Countryside walks and transport links are also both close by. Accommodation in brief comprises: Hall, Kitchen/breakfast room, utility, WC, dining room and lounge to the ground floor. Upstairs are 3 double bedrooms and a family bathroom. Other benefits include drive providing off road parking, integral garage and enclosed rear garden. Offered with NO CHAIN.

## **Hall**

1.82m x 5.21m (6' 0" x 17' 1") PVCu double glazed entrance door, two PVCu obscure double glazed windows to front, PVCu obscure double glazed window to side, under stairs storage cupboard, radiator, Karndean LVT flooring, coving to ceiling smoke detector, stairs, door to:

## **Kitchen/breakfast room**

3.63m x 3.66m (11' 11" x 12' 0") Re-fitted with a matching range of base and eye level gloss fronted units with worktop space over, larder cupboard, matching breakfast bar, Le Mans corner unit, 1+1/2 bowl sink with mixer tap, built-in fridge and dishwasher, built-in Neff electric fan assisted oven, built-in 6 ring gas hob with extractor hood over, built-in Neff microwave, PVCu double glazed window to rear, double radiator, Karndean LVT flooring, open plan, door to:

## **Rear lobby/Utility**

0.75m x 1.19m (2' 6" x 3' 11") Karndean LVT flooring, coving to ceiling, fitted base and eye level units with plumbing for washing machine and space for tumble dryer, PVCu double glazed obscure door to side, door to:

## **WC**

0.91m x 1.64m (3' 0" x 5' 5") Fitted with two-piece suite comprising, wash hand basin and low-level WC, ceramic tiled walls, coving to ceiling.

## **Dining room**

2.53m x 3.34m (8' 4" x 10' 11") Radiator, Karndean LVT flooring, coving to ceiling, PVCu double glazed sliding patio doors to garden, open plan to:

## **Lounge**

3.20m x 4.62m (10' 6" x 15' 2") PVCu double glazed window to front, feature open fireplace with stone surround and hearth, radiator, Karndean LVT flooring, TV point.

## **Landing**

1.82m max x 2.61m max (6' 0" x 8' 7") Coving to ceiling, access to loft, small office space, doors to:

## **Main bedroom**

3.32m x 4.47m (10' 11" x 14' 8") PVCu double glazed window to front, chimney breast, radiator, coving to ceiling, ceiling light with ceiling fan, walk in wardrobe area behind curtain.

## **Bedroom 2**

2.76m x 3.34m (9' 1" x 10' 11") PVCu double glazed window to rear, radiator, coving to ceiling.

## **Bedroom 3**

2.63m x 3.63m (8' 8" x 11' 11") PVCu double glazed window to rear, radiator, coving to ceiling, ceiling light with fan.

## **Bathroom**

1.67m x 3.08m (5' 6" x 10' 1") Fitted three-piece suite with jacuzzi bath & separate shower over, shower curtain and curtain rail, pedestal wash hand basin and low-level WC, ceramic tiled walls, heated towel rail, PVCu obscure double glazed window to side, vinyl flooring and coving to ceiling.

## **Garage**

Double opening access door, single glazed window to side, wall mounted gas radiator heating boiler.

## **Outside**

The front garden has mature stocked borders and a block paved drive providing off road parking for a number of vehicles and access to the attached single garage. Pedestrian side access to rear garden, mainly laid to lawn with 2 paved patio areas and mature stocked borders.

## **Viewings**

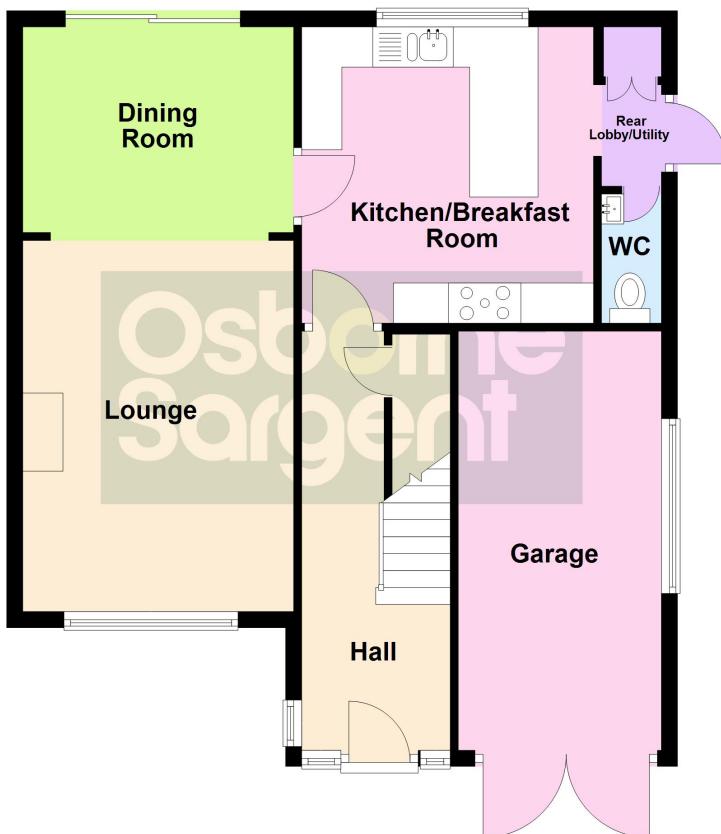
Strictly by prior appointment through Osborne Sargent.

## **Our Services**

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.

### Ground Floor

Approx. 65.5 sq. metres



### First Floor

Approx. 47.5 sq. metres



Total area: approx. 113.0 sq. metres

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