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Slade Road, Hillmorton, Hillmorton  
Asking Price £355,000

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ESTATE AGENTS

# Slade Road, Hillmorton, Hillmorton, Rugby

Complete Estate Agents are pleased to present this charming house on Slade Road offers a perfect blend of comfort and convenience. The property boasts a classic design that has been well-maintained over the years. With four spacious bedrooms, it provides ample space for families or those seeking extra room for guests or a home office.

The house features two inviting reception rooms, ideal for entertaining or relaxing with loved ones. The large kitchen is a standout feature, providing plenty of space for culinary creations and family gatherings. The well-appointed bathroom ensures that daily routines are both comfortable and efficient.

Outside, the property is complemented by a generous garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway accommodates parking for two vehicles, adding to the convenience of this lovely home.

Situated in a sought-after area, this property is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its blend of character, space, and location, this house on Slade Road is a wonderful opportunity for anyone looking to settle in Hillmorton.

## Entrance hallway 5'11" x 13'10" (1.81 x 4.23)

Entered via glazed door. Doors to

## Reception room 10'4" x 10'5" (3.15 x 3.20)

Light-filled reception room with bay windows.

## W/C

Ground floor WC with toilet and hand basin.

## Lounge 10'9" x 23'7" (3.30 x 7.19 )

Spacious lounge boasting generous proportions, double doors to the paved patio, and direct access to the dining room.



**Kitchen/Dining Room 32'10" x 6'10" 32'10" x 11'2" (10.01 x 2.10 10.01 x 3.42 )**

Spacious kitchen with space for a Rangemaster cooker, direct garden access, and convenient link to the dining room. Dining room with underfloor heating, adjoining the lounge, and easy garden access via double doors.

**Landing**

**Bedroom 1 11'10" x 10'5" (3.63 x 3.18)**

Generous master bedroom featuring bay windows

**Bedroom 2 7'11" x 9'8" (2.42 x 2.97)**

Versatile single bedroom suited to a study or guest room.

**Bedroom 3 6'9" x 12'10" (2.07 x 3.92)**

Small double bedroom, suitable for a double bed and essential furniture.

**Bedroom 4 11'3" x 11'4" (3.43 x 3.47)**

Well-proportioned double bedroom overlooking the garden.

**Family Bathroom 8'4" x 5'9" (2.56 x 1.76)**

Family bathroom fitted with a bath and overhead shower.

**Outside Front**

Driveway with parking for two vehicles

**Outside Rear**

Enclosed rear garden with single garage

**About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

**Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,



Rugby  
CV21 2RR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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