

Norton Leys, Hillside

Offers Over £320,000

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Norton Leys, Hillside, Rugby

Complete Estate Agents are pleased to offer for sale Norton Leys, Rugby, a delightful extended three-bedroom detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. With gas central heating throughout, you can enjoy a warm and inviting atmosphere during the cooler months. For those with vehicles, the property offers off-road parking for up to three vehicles, along with a garage, providing secure storage and easy access. The location in Norton Leys is particularly appealing, with local amenities and transport links within easy reach, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after area. Don't miss the chance to make this charming house your own.

Entrance Hall
Entered via glazed door. Window to front.

Lounge 14'4" x 10'11" (4.37 x 3.35)
Inset display shelf. Designer upright radiator. Single panel radiator. Window to front. Archway to

Kitchen 13'9" x 8'2" (4.20 x 2.49)
A modern kitchen with and array of base cupboards and drawers. Eye level units. Built in fan assisted electric oven with gas hob and stainless steel extractor above. Built in fridge / freezer. Dishwasher. Sink unit with mixer tap above. Under stair storage cupboard. Tiled floor.

Breakfast Area 7'8" x 9'4" (2.36 x 2.86)
Lovely bright and airy room with windows and doors to rear garden.





First Floor Landing
Access to loft doors to

Bedroom One 14'4" x 10'10" (4.37 x 3.31)
Built in wardrobes. Radiator. Window to rear.

Bedroom Two 10'11" x 8'3" (3.34 x 2.54)
Radiator. Window to front.

Bedroom Three 8'6" x 8'3" (2.60 x 2.54)
Radiator. Window to front.

Bathroom 8'6" x 7'6" (2.60 x 2.31)
Amazing refitted bathroom suite comprising of low flush WC. Contemporary wash hand basin. Fully glazed shower enclosure with rainfall shower head. Modern tiling throughout. Heated towel rail. Tiled flooring. Window to rear.

Garage
Single up and over door. Wall mounted gas central heating boiler. Power and light connected.

Garden
Patio from the dining room which extends around the rear. Majority of the rear garden is laid to lawn with stocked shrub and gravel borders. Rear seating area and fully enclosed by fencing. Gated side access .

Front garden and parking
Block paved parking for two vehicles. Lawn to front. Outside lights.

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.

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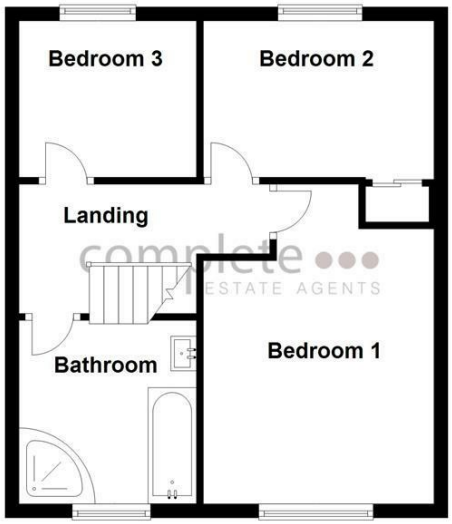
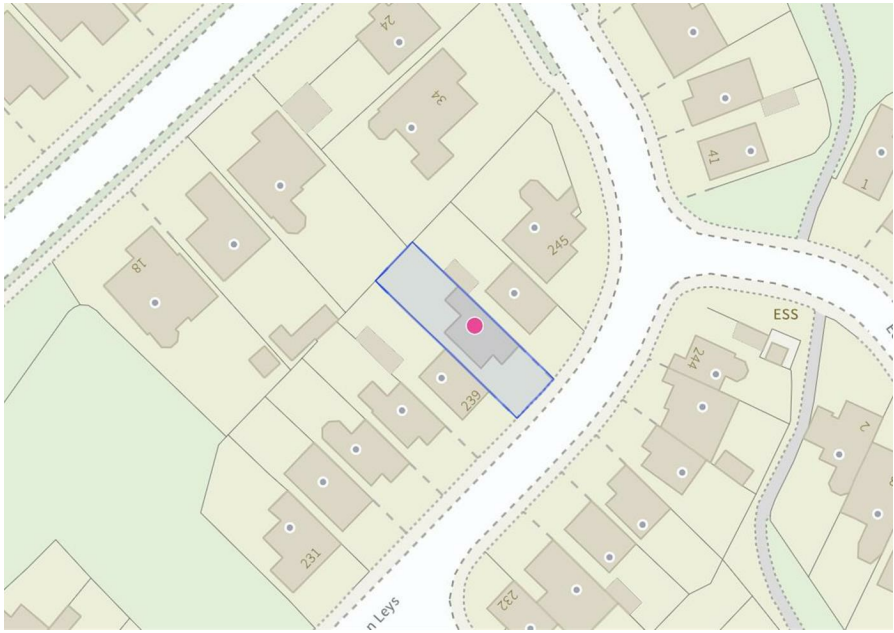
Ground Floor

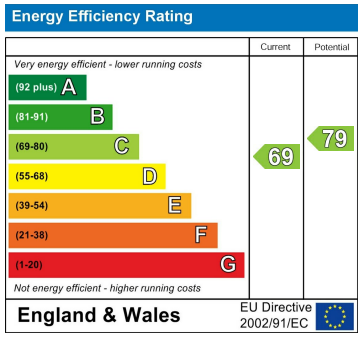


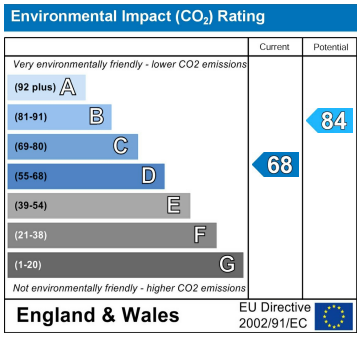
First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.







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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