

**199 Norton Leys
Hillside
RUGBY
CV22 5RY
£375,000**



- **THREE BEDROOM**
- **LOUNGE / SITTING / DINING ROOM**
- **DOWNSTAIRS WC**
- **WELL TENDED GARDENS**
- **POPULAR LOCATION**

- **EXTENDED DETACHED FAMILY HOME**
- **FITTED KITCHEN AND UTILITY ROOM**
- **SOLAR PANELS & EV CHARGER**
- **OFF ROAD PARKING AND GARAGE**
- **ENERGY EFFICIENCY RATING A**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the highly desirable Hillside area, this well-presented extended detached three-bedroom home offers spacious and versatile accommodation, making it an ideal choice for families.

The ground floor comprises an entrance lobby, a generous lounge/dining/sitting room, a fitted kitchen, a utility room, and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms and a modern four-piece family bathroom.

Outside, the home benefits from attractive, well-established gardens, off-road parking, and an integral garage. Further advantages include Upvc double glazing throughout and gas-fired central heating, solar panels, intruder alarm and EV charger.

Hillside is one of Rugby's most sought-after residential locations, within walking distance of highly regarded primary and secondary schools and within the catchment area for grammar schools. A Sainsbury's supermarket is nearby, while excellent transport links provide easy access to the M1, M6, and M45 motorways. Rugby town centre and the mainline railway station, offering regular services to London Euston and Birmingham, are just a short drive away.

Accommodation Comprises

Entry via composite door into:

Entrance Porch

Window to front. Radiator. Glazed hardwood door into:

Lounge

Window to front. Feature fireplace with electric fire. Radiator. Stairs rising to first floor. Double doors to:

Dining Room

Patio doors opening to rear garden. Two radiators. Serving hatch into kitchen. Glazed door to:

Kitchen

Fitted with a range of base and eye level unit with work surface space. Stainless steel sink and drainer unit with mixer tap over. Built in induction hob with extractor over. Double oven and grill. Integrated dishwasher. Integrated fridge. Window to rear. French doors opening to rear garden. Glazed door to:

Utility Room

Space and plumbing for a washing machine. Space for a freezer. Door to garage. Door to:

Downstairs W.C.

Low level w.c. Wash hand basin. Radiator.

First Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

Window to rear. Built in wardrobes and dressing table. Radiator.

Bedroom Two

Window to front. Radiator.

Bedroom Three

Window to front. Radiator.

Bathroom

With suite to comprise; panelled bath, shower cubicle with electric shower, wash hand basin with vanity unit, and low level w.c. Radiator. Window to rear elevation.

Integral Garage

With up and over style door. Power and light connected. EV charger and storage battery
Personal door into utility.

Front Garden

Block paved driveway. Flower bed. Area laid to lawn. Gated access to rear garden.

Rear Garden

Patio area. Flower and herbaceous borders to side and rear. Circular lawn area. Pathway leading to shed. Enclosed by timber fencing.

Agents Note

Council Tax Band: C

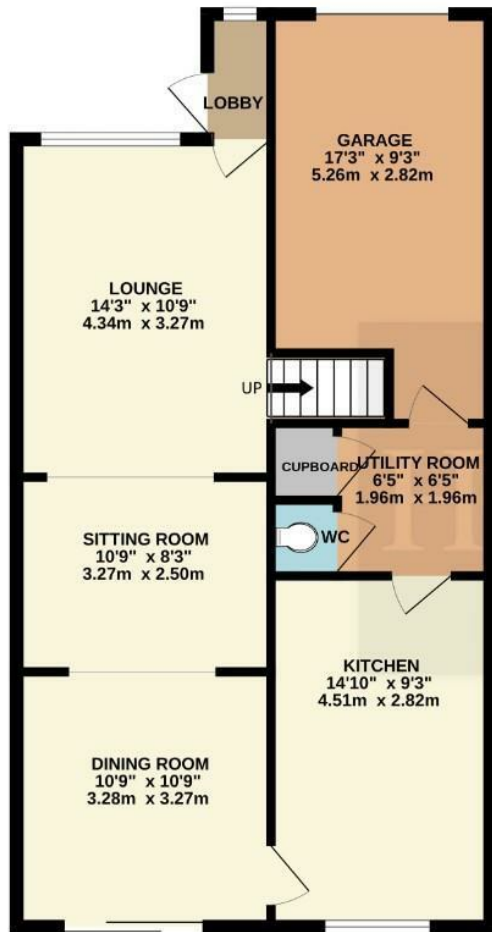
Energy Efficiency Rating: A

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

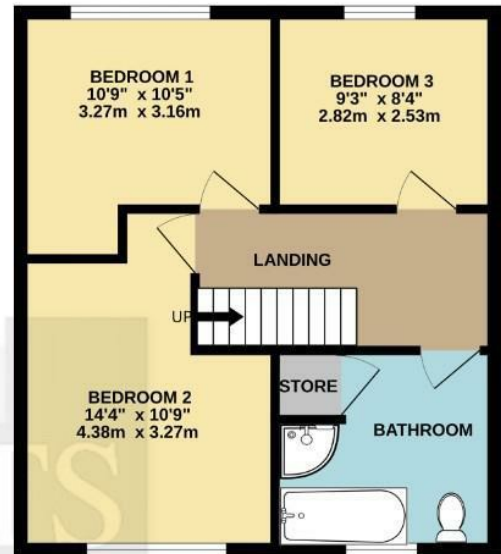




GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



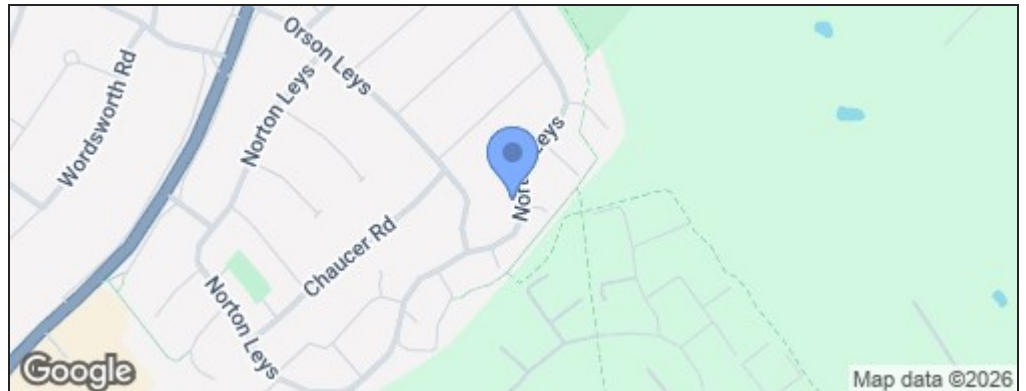
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.