



Lutterworth Road, Brinklow, Rugby
Offers Over £550,000



Lutterworth Road, Brinklow, Rugby

Crowhurst Gale Estate Agents are very pleased to present to market this beautiful detached bungalow situated on the edge of Brinklow village. The village of Brinklow has many amenities to include shops, public houses, church, primary school and is convenient for Rugby, Coventry and the motorway network. In brief the bungalow comprises: entrance hall, lounge, kitchen/diner, four piece bathroom, two double bedrooms, studio/bedroom three. The property further benefits from double glazing, mains gas central heating, front garden with ample off road parking. Rear garden with countryside views and a garage.

Frontage

Low level brick wall with wrought Iron gates opening on to the driveway. Driveway providing ample off road parking. Various planting areas with stone chippings and wooden bark. Access to the garage via up and over door. Access to rear garden via side gate.

Entrance Porch

Enter Upvc glazed composite front door with window to the side. Feature glazed wooden door into:

Entrance Hall

Access to the loft space which is boarded and has a pull down ladder. Radiator, Door to cupboard. Doors to:

Lounge 26'3" x 15'2" narrowing to 11'4" (8.02m x 4.63m narrowing to 3.47m)

Enter via double Oak glazed doors. Aluminium double glazed Bi fold doors opening onto the rear garden. Two radiators, wall lights, coving to the ceiling. Ceiling rose. Feature multi fuel burner with Oak beam above and tiled surround and hearth. Upvc double glazed door into:



Kitchen/Diner 18'7" x 13'2" (5.67m x 4.03m)

Oak part glazed barn style door to the hallway. Upvc double glazed sliding patio doors to the rear garden. Upvc double glazed windows to the side and rear aspect. Part Upvc double glazed sky lights. A range of eye and base level units with Granite worktop surfaces. Under counter lighting. Inset Belfast sink with mixer tap over. Tiled splash backs. Space for range gas cooker with extractor above. Space for American style fridge/freezer. Space and plumbing for washing machine and space for tumble dryer. Feature island with Granite work top surfaces and cupboards fitted around. Ceiling spotlights. Vertical radiator. Tiled flooring.

Bedroom One 12'9" x 11'5" (3.90m x 3.49m)

Upvc double glazed bay window to the front aspect, radiator.

Bedroom Two 11'11" x 11'5" (3.65m x 3.49m)

Upvc double glazed bay window to the front aspect, radiator. Fitted mirrored wardrobes.

Bathroom 9'10" x 7'8" (3.02m x 2.36m)

Upvc obscure double glazed window to the side aspect. A re fitted fully tiled suite comprising: enclosed double shower cubicle with a square rainwater shower head and a further shower attachment. Fitted twin sinks with mixer taps over. Stand alone Claw foot Victorian roll top bath mixer tap and shower attachment. Low level w.c. Heated towel rail, ceiling spotlights, extractor and tiled flooring.

Studio/Bedroom Three 19'7" x 10'2" (5.98m x 3.11m)

Upvc double glazed door and window to the rear aspect. Power and light connected. Radiator. Currently being used as a music studio but potential to create a third bedroom.

Rear Garden

A beautiful enclosed walled garden with newly erected side fencing. Countryside views to the rear. A paved area with an electric remote operated Awning over, creating the ideal place for alfresco dining. A recently laid patio area and path. Lawn area with ornamental rockery and pond with water feature. Space for garden shed and green house. Variety of fruit trees to include: Plum, Variety of Apple, Pear and Grape vine. Chicken coup and run. Private and enclosed area housing the hot tub with field views. (Hot tub negotiable) Outside tap.

Garage 19'11" x 8'10" x (6.09m x 2.71m x)

Up and over door to the front. Glazed window to the side aspect. Power and light connected.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



Local Authority
Rugby Borough Council

Tax Band
E

Tenure
Freehold

Directions For Sat Nav
CV23 0LL

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Agents Notes
Music to video written and produced by Mr B Adams:
bazzadamsmusic.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

