



AIKMAN GREEN

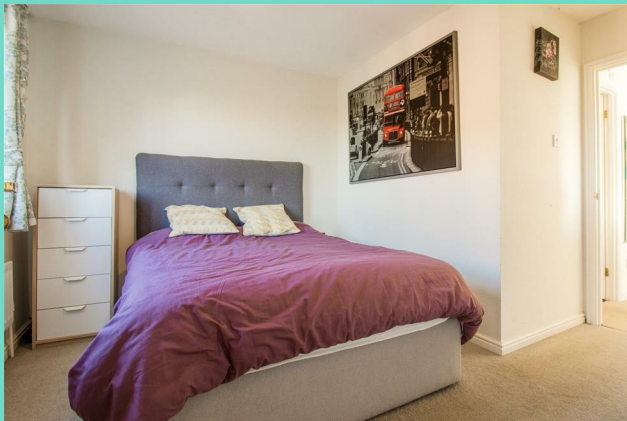
RUGBY, CV23 8DR

GUIDE PRICE £325,000

Set on a sought-after cul-de-sac on the brow of the highly desirable village of Grandborough, this spacious three-bedroom detached home enjoys an idyllic position surrounded by the beautiful South Warwickshire countryside. Warm, welcoming, and full of potential, the property offers generous living spaces and a comforting sense of home, making it a wonderful opportunity for its next owners.

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- 3 Bedrooms • En Suite To Main • Great Road Links Nearby • Desirable Village Location • Downstairs W/C • Garage • Driveway Parking • Cul-De-Sac • Conservatory



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Ground Floor:

-Upon entering the property, you are welcomed into a useful porch that opens into a bright and inviting entrance hallway, providing access to all principal rooms within the home.

-Located at the front of the home and flooded with natural light, the bright and airy lounge offers the perfect spot to unwind in the evening. This spacious room also offers under stair storage.

-Seamlessly flowing from the lounge, you are guided to the rear of the home into the spacious kitchen/diner. The kitchen is fully fitted with a range of wall and base units and is complemented by an integrated electric oven, gas hob, and space for additional white goods. The dining area provides ample room for a family dining table and conveniently offers access to the conservatory through sliding patio doors.

-The conservatory provides a versatile space to relax while enjoying views of the rear garden, as well as convenient access to it.

-The ground floor also benefits from a convenient guest W/C.

First Floor:

-The main bedroom, located at the front of the home, is a generously sized double, complete with an en-suite shower

room and built-in storage.

-The second bedroom, located at the rear of the home, is another generously sized double.

-The third bedroom is a well-proportioned single room, ideal as a home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and features a tiled suite, complete with a bath with overhead shower, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-To the rear, the home features a private and enclosed garden, mainly laid to lawn, with the added benefit of gated side access.

-Additional benefits of this charming home include a single garage, driveway parking for multiple vehicles, gas central heating, and double glazing throughout. Set amidst the South Warwickshire countryside, yet with excellent road links and local amenities close by, this property offers the perfect balance of rural charm and convenient community living.

Important Property Information:

Tenure: Freehold

EPC: D

Local Authority: Rugby Borough Council

Council Tax Band: D



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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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