



6 Colledge Close

Brinklow, Rugby, CV23 0NT

**Guide price £450,000**

# 3 BEDROOMS / 2 RECEPTIONS / BREAKFAST KITCHEN / SHOWER ROOM / LARGE REAR GARDEN / DRIVEWAY PARKING FOR 3 CARS



## Description

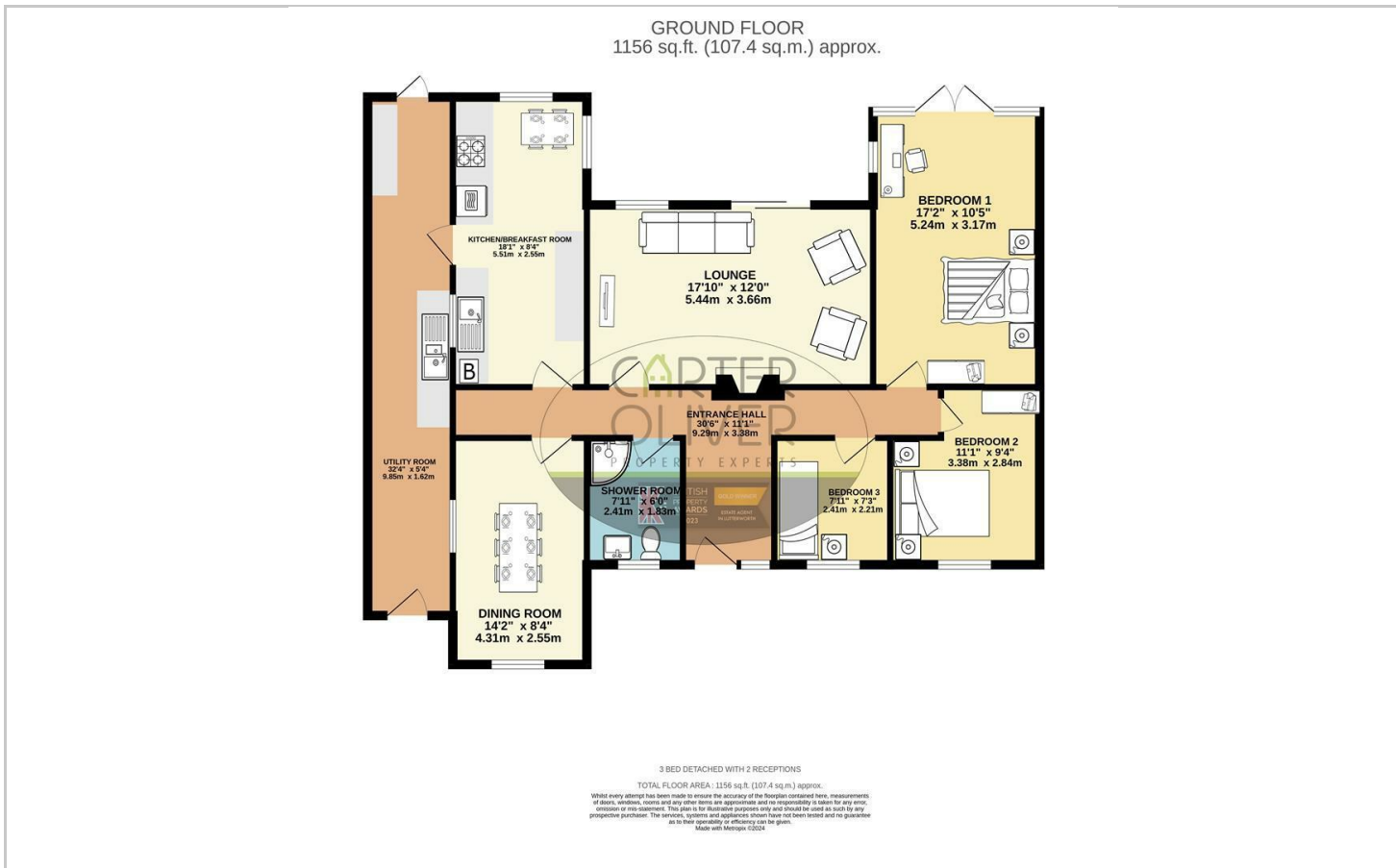
**\*\* NO CHAIN \*\* RARE OPPORTUNITY** to acquire a FABULOUS DETACHED BUNGALOW in the MUCH SOUGHT AFTER VILLAGE of BRINKLOW in the HEART OF the WARWICKSHIRE FARMING COMMUNITY. The FLEXIBLE ACCOMMODATION offers either 3 BEDROOMS and 2 RECEPTIONS or 4 BEDROOMS and 1 RECEPTION with an EXTENDED BREAKFAST KITCHEN, LARGE FRONT to BACK UTILITY SPACE -The PRINCIPAL BEDROOM has been EXTENDED giving access out into the LARGE EAST FACING rear GARDEN being VERY PRIVATE. This QUIET CUL-DE-SAC is just a 5 MINUTE WALK into the VILLAGE with AMAZING AMENITIES including DOCTORS, CHESMIT, HAIRDRESSERS, DELI/BISTRO, POST OFFICE, NEWSAGENT/LOCAL STORE, 3 PUBS, 2 CHURCHES, ALLOTMENT SOCIETY a THRIVING SCOUT GROUP and FOOTBALL CLUB and SO MUCH MORE. There is SOMETHING FOR EVERYONE in BRINKLOW. This home would suit either a DOWNSIZER or FAMILY looking to GROW INTO a FOREVER HOME. Why not book onto the OPEN HOUSE viewing day on SATURDAY 17th FEBRUARY to see how you could make this your next HOME.

- RARE OPPORTUNITY - CUL-DE-SAC - NO CHAIN
- POPULAR WARWICKSHIRE VILLAGE OF BRINKLOW
- HAIRDRESSERS/ SCHOOL + TRANSPORT TO RUGBY
- LARGE UTILITY SPACE / LARGE BREAKFAST KITCHEN
- LARGE PRIVATE REAR GARDEN
- 3 BEDROOM DETACHED BUNGALOW
- AMENITIES - DOCTOR/CHEMIST/POST OFFICE/PUBS
- 2 RECEPTION ROOMS (LOUNGE + DINING ROOM)
- EXTENDED PRINCIPAL BEDROOM OVERLOOKING REAR GARDEN
- FREEHOLD / EPC - D / COUNCIL TAX BAND - E

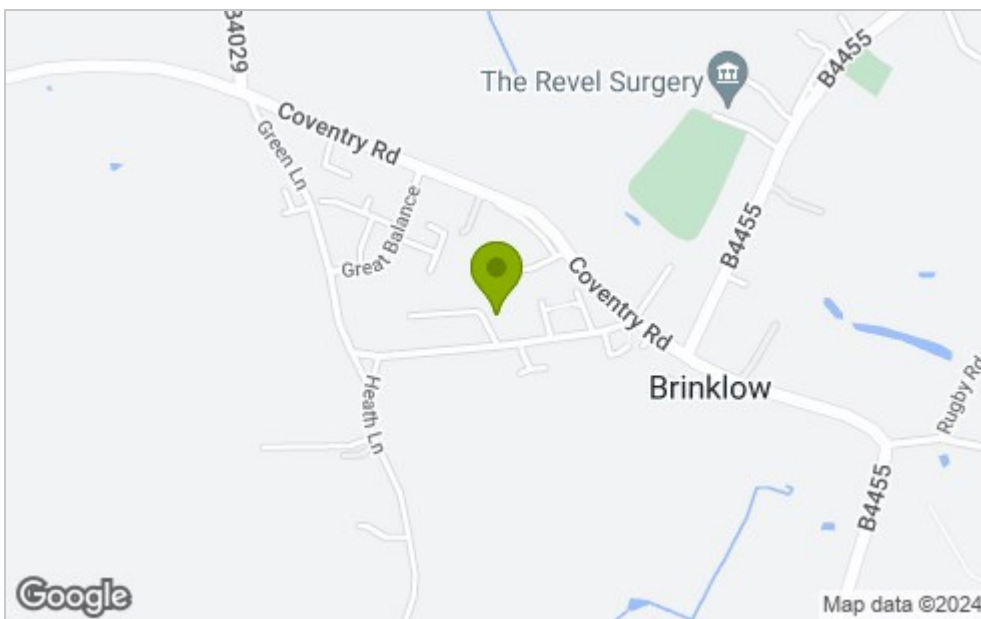




## Floor Plan



## Area Map



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

