



Churchfield Ell Lane

Brinklow, Rugby, CV23 0LP

Guide price £650,000

WRAPAROUND GARDENS -PARKING FOR 5 OR 6 CARS



Description

This home is not just a place to live; it is a lifestyle choice, offering the perfect balance of rural charm and great transport links. If you are looking for a home in a vibrant village setting, but tucked away, this property is not to be missed. Ideal for those working from home, families seeking space, or retire in comfort with the convenience of amazing amenities in walking distance and a village filled with community spirit.

Set back on an exclusive Lane, surrounded by premium homes and nestled in the charming village of Brinklow, Rugby. This delightful detached home offers a perfect blend of character and modern living. You have wraparound views of Brinklow's landmarks making it a very desirable location, to appreciate a tranquil lifestyle. Spanning 2,196 square feet, the property boasts flexible accommodation with 3 or 4 spacious reception rooms, providing ample space for both relaxation and entertaining, 3 or 4 bedrooms, 2 bathrooms, wrap-around gardens and parking for 5 or 6.

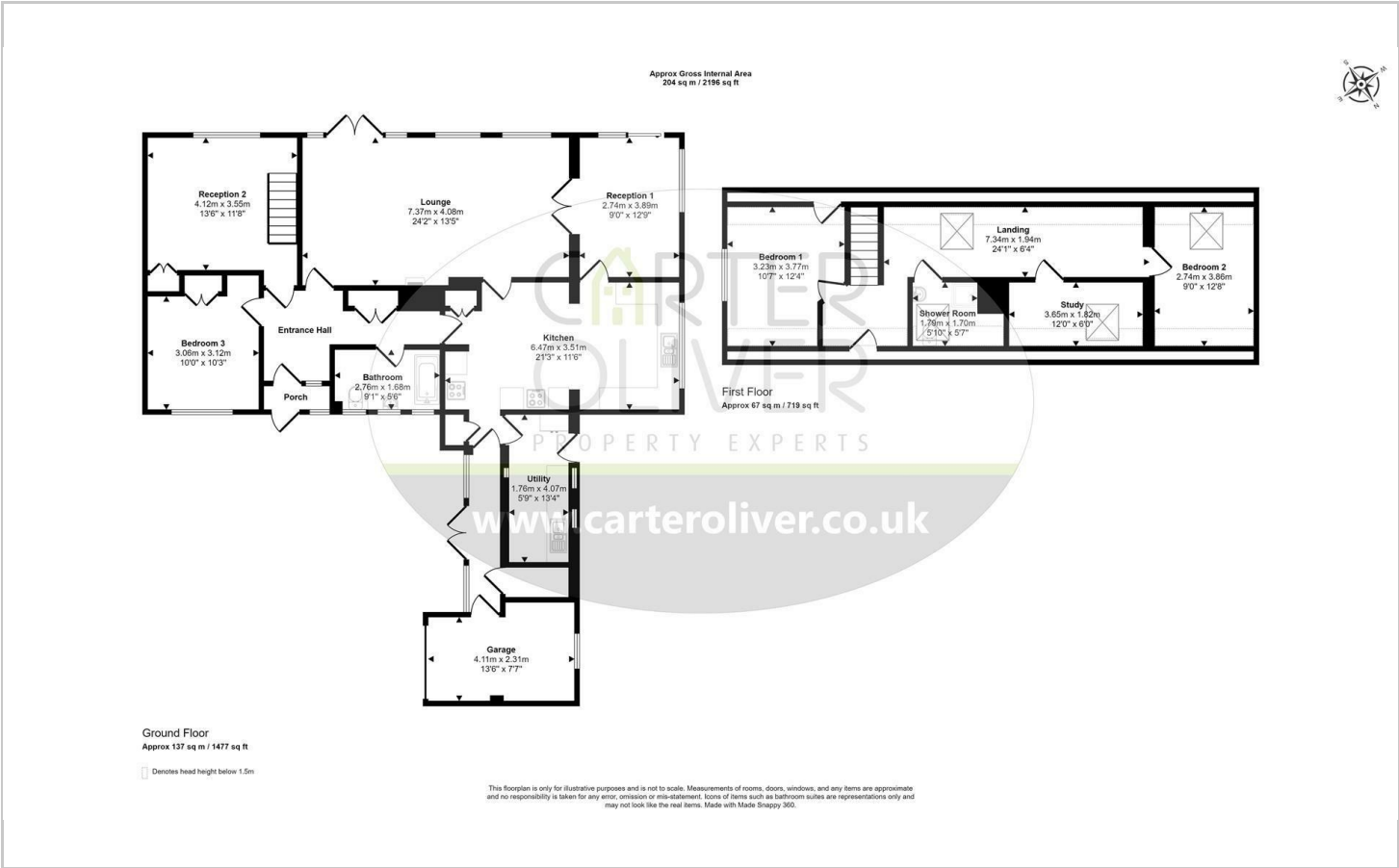
- DETACHED HOME SET IN APPROX 0.5 ACRES
- 3/4 RECEPTION ROOMS (ALL GROUND FLOOR)
- BREAKFAST KITCHEN / UTILITY ROOM
- DETACHED SINGLE GARAGE WITH ELECTRIC DOOR
- FREEHOLD / EPC - D / COUNCIL TAX - F
- 3/4 BEDROOMS (1 GROUND FLOOR)
- GROUND FLOOR BATHROOM / UPSTAIRS SHOWER ROOM
- DRIVEWAY FOR 4/5 CARS / EV POINT
- EXTENSIVE WRAP AROUND GARDENS
- MUST VIEW PROPERTY IN EXCLUSIVE LANE ON BRINKLOW



3/4 RECEPTIONS / 3/4 BEDROOMS / BREAKFAST KITCHEN / BATHROOM AND
SHOWER ROOM



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.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

