



Ellis Brooke



42 Broad Street

Brinklow, Rugby, CV23 0LN

**Guide price £450,000**





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## Hallway

Wooden door with feature stained glass insert. Open tread stairs to first floor. Engineered oak flooring. Door to Lounge. Door to Utility. Understairs storage area with meter cupboard. Radiator. Exposed brickwork.

## Lounge

19' x 14'5" (5.79m x 4.39m)

Two hardwood double glazed windows to the front aspect. Continuation of engineered oak flooring. Double glazed French Doors to the rear garden. Two radiators. Log burner inset into chimney breast with mantel. Opens into Kitchen. Exposed beams. Wood panelling. Alcove storage.

## Kitchen/Diner

18' x 12'8" (5.49m x 3.86m)

Hardwood double glazed window to the front aspect. Double glazed French Doors to the rear garden. Continuation of engineered oak flooring. Vertical radiator. Central island/breakfast bar with oak worktop. A range of base level units with work surface over. Composite one & a half bowl sink/drainage with mixer tap. Space for a range style cooker with extractor over. Integrated dishwasher. Space for a fridge/freezer. Inset spotlights. Exposed brickwork.

## Utility with WC

Additional cupboards. Space & plumbing for washing machine. Window to the rear aspect.

Sliding door to WC plus further storage cupboard. Double glazed window to the rear. Belfast sink with mixer tap.

## Landing

Double glazed window to the front with space for small desk/work area. Doors to all three bedrooms plus bathroom. Loft access hatch. Radiator.

## Bedroom One

17'4" max x 13'7" max (5.28m max x 4.14m max)  
Double glazed windows to the front & rear aspects. Extensive bank of fitted wardrobes. Radiator. Additional loft access hatch.

## Bedroom Two

13'6" x 8'2" (4.11m x 2.49m)

Wooden double glazed window to the front aspect. Radiator

## Bedroom Three

9'3" x 7' (2.82m x 2.13m)

Double glazed window to the rear aspect. Radiator.

## Bathroom

10'3" x 7'1" (3.12m x 2.16m)

Double glazed window and Velux style window to the rear aspect. Slate tiled floor. Fully tiled walls. Radiator & heated towel rail. Footed bath with shower over. Low flush WC. Wash hand basin set up vintage unit. Inset spotlights.

## Driveway & Frontage

Frontage is enclosed by low level picket fence with wooden gates. Laid to stones & providing off road parking for several vehicles. Good size corner bark chippings planter with flower & plants. Side gate giving access into rear garden.

## Rear Garden

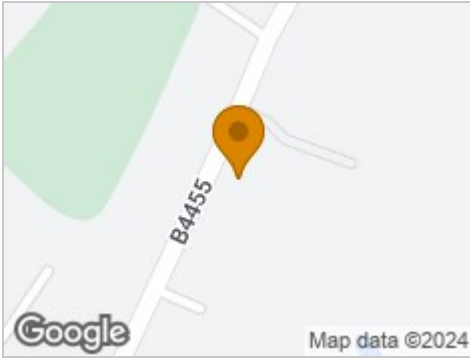
Enclosed by timber fencing. Side gate. Initial full width seating area laid to stones. Stone pathway leading to the top of the garden with raised sleeper borders to one side. Curved lawned area with sweeping ornate borders. Hard-standing to shed at the end of the garden.

## Notes

Within the past 6 months this cottage has benefitted from a new roof which has been carried out in accordance with local Building Regulations.



Road Map



Hybrid Map



Terrain Map



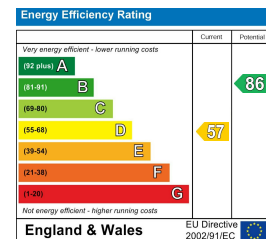
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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