



Rugby Road, Brandon CV8 3GJ



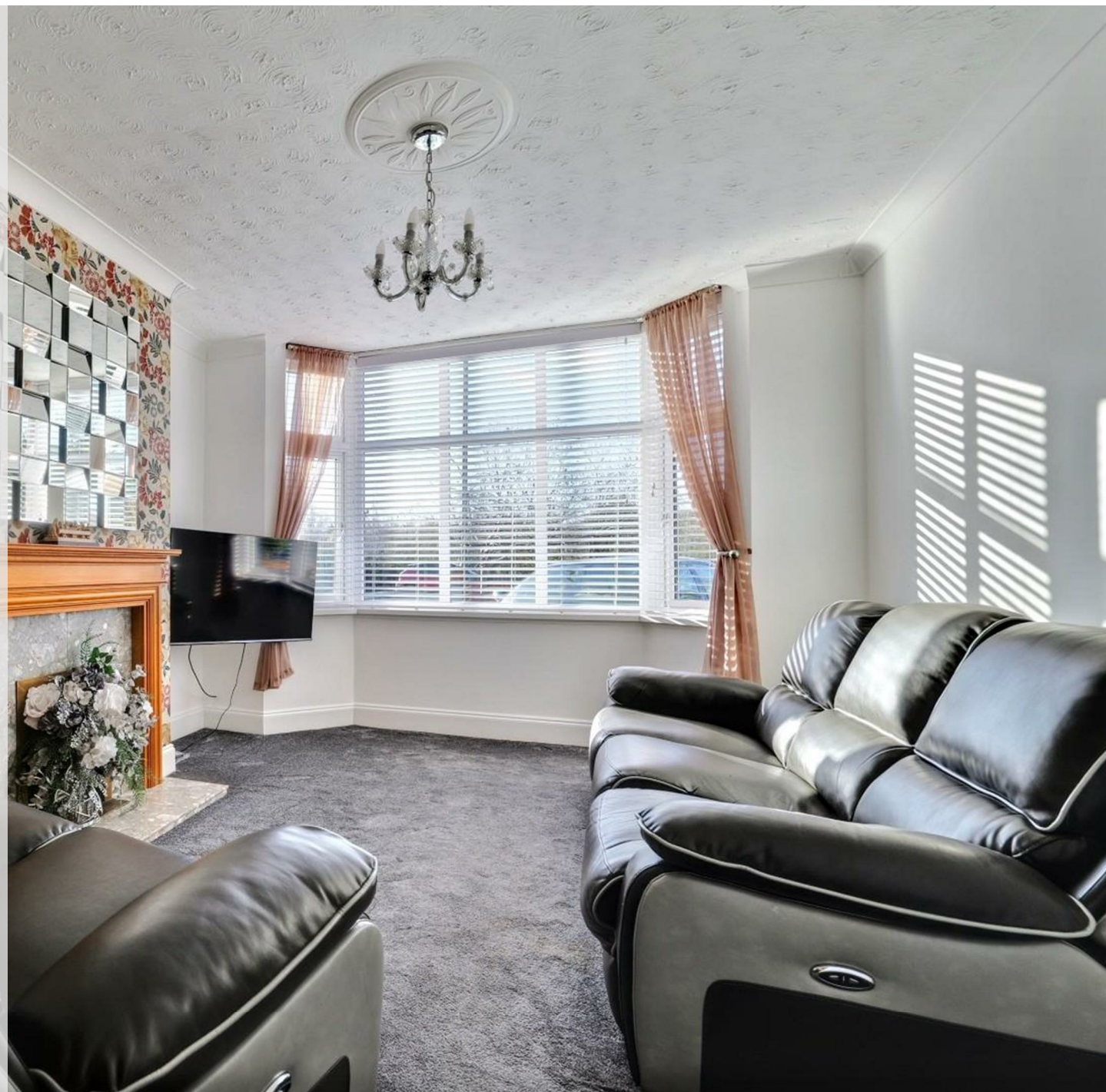




# Key Features

- Three Bedroom Semi-Detached Family Home
- Two Bedroom Self Contained Annex
- Detached Outbuilding with Plumbing and Electrics
- Extended Kitchen/Diner and Shower Room
  - Lounge/Diner
- Open Plan Lounge/Kitchen/Diner in Annex
- Driveway with Gated access to Rear Garden
- Beautifully Presented Throughout
  - No Onward Chain
  - EPC -

**£425,000**







## The Property

A unique opportunity to acquire this extended and beautifully presented property, comprising of a three bedroom semi detached house, a two bedroom annex/converted garage and a detached outbuilding. The property is positioned in the sought after residential location of Brandon and is perfect for an family due to its close proximity to local shops, schools, amenities and road links such as A46, M6 and M69. The property is also offered for sale with no onward chain.

The ground floor accommodation on offer comprises an entrance hallway with stairs rising to the first floor, lounge/diner with bay window, modern kitchen/diner with patio doors leading to the rear garden and shower room. To the first floor are two double bedrooms, one single bedroom and the contemporary family bathroom.

Located at the rear of the plot is the former garage which the current owner uses as a self contained annex providing two additional bedrooms, a stylish open plan kitchen/lounge/diner, dressing room and bathroom benefitting from a bath and over shower.

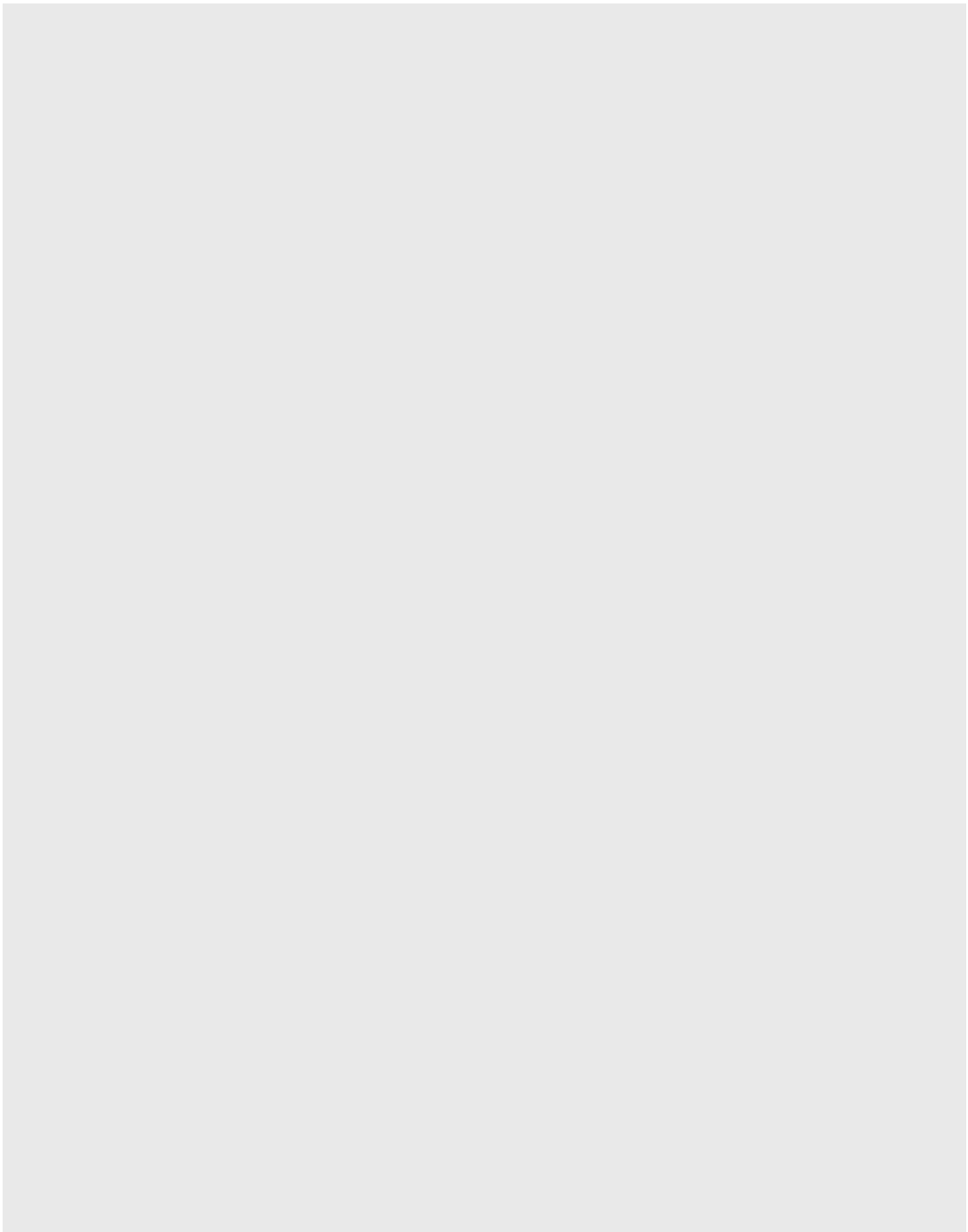
Externally the property boasts driveway with gated vehicle access along the side of the property leading to the rear, a detached outbuilding featuring plumbing and electrics and a low maintenance rear garden with decking area.

Loveitts highly recommends viewing this bespoke property to fully appreciate all it has to offer.



















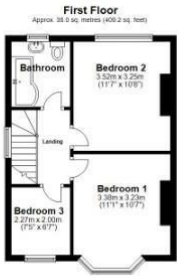
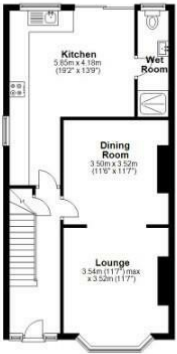
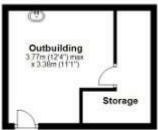








# Floorplan



Total area: approx. 207.2 sq. metres (2230.4 sq. feet)  
All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using Planity.





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