



65 Lutterworth Road, Brinklow, Rugby, Warwickshire, CV23 0LL

HOWKINS &  
HARRISON

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Brinklow, Rugby,  
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Guide Price: £425,000

Nestled in the charming village of Brinklow, this delightful three-bedroom semi-detached property is a true gem, offering a blend of modern comfort and traditional charm which includes an original fireplace, complete with a multi-fuel burning stove, this attractive feature adds character and warmth to the delightful living space. The property has been tastefully decorated throughout and includes an impressive garden room with bi-fold doors, providing the perfect spot to enjoy views over the garden, which is one of the standout features of this lovely home, with its beautifully maintained garden offering a generous outdoor space for relaxation and entertaining, with views overlooking open fields to the rear.

### Features

- Sought after village location
- Beautifully presented throughout
- Three good sized bedrooms
- Impressive garden room with bi fold doors
- Many traditional features
- Secondary double glazing
- Off-road parking
- Large brick-built workshop
- Outside storage and bike shed
- Beautiful established rear garden, of a generous size
- Countryside views to the rear



## Location

Brinklow is a large village and offers a playgroup, a private nursery school and a primary school. There is a choice of three public houses, a busy village post office and newsagents providing some day-to-day groceries, plus a popular Delicatessen. There is an attractive 13th century C of E Church, a Methodist Chapel and a church hall, along with a Chinese takeaway, a Doctors surgery with dispensary and fast food outlet. Brinklow is ideally situated for Rugby (7 miles), Coventry (7 miles), and Royal Leamington Spa (10 miles) where there is a further extensive range of shopping available. There are railway links to London and Birmingham from Leamington, Coventry and Rugby, with a train service arriving in Euston in under 50 minutes from Rugby.



## Ground Floor

From under a covered storm canopy a glazed panel door opens into the porch, with beautiful art deco stained-glass windows and door leading through to the light and airy entrance hall, with Karndean flooring and stairs rising to the first floor. There is a continuation of the karndean flooring into the downstairs cloakroom, fitted with a wall mounted wash hand basin and WC, with window to the side aspect. A glazed panel door leads from the entrance hall into the spacious sitting room, which is flooded with natural light, with an original large bay window to the front, with column radiator below, a feature leaded window through to the hall and a large picture window to the garden room at the rear. There are two original feature fireplaces, one with an attractive multi fuel burning stove with tiled hearth, which provides is an attractive focal point to the room. A further glazed panel door leads into the impressive garden room (currently used as a dining room) with glass roof, Karndean flooring, a feature window opening with exposed beam and bifold doors opening onto the patio and the garden beyond. The flooring from the garden room flows through into the kitchen which is fitted with a range of modern, contrasting charcoal and cream base and eye level units, charcoal sink with drainer and disposal unit, metro style tiling to the splash backs and complemented by quartz worksurfaces. Fitted appliances include a combination oven/grill and induction hob with extractor hood above, with integrated appliances to include a dishwasher, washing machine and tumble drier, all of which are Wifi controlled. There is space for an American style fridge/freezer and to the rear of the kitchen are French doors opening out to the garden.



## First Floor

Stairs from the entrance hall rise to the bright first floor landing, which has doors to the three good sized bedroom and the family bathroom. The master bedroom is located to the front of the property, with traditional large window with secondary double glazing and column radiator. Bedroom two is situated to the rear, also a generously sized room and has the benefit of French doors with a Juliet balcony, which provide wonderful views over the garden and countryside beyond. Bedroom three is currently being used as a home office and also enjoys views to the rear. The family bathroom is fitted with a modern Victorian style suite with a large walk-in shower enclosure with glass screen, rainfall shower and traditional fittings, WC and a wall mounted wash basin with stand, tiled walls, deco patterned tiled flooring and a beautiful Art Deco style mirror to the wall.

## Second Floor

There is an inner landing with window to the front, from here further stairs rise to the loft, which is a great additional space with a large Velux window which provides wonderful views over the countryside. There is ample eaves storage and original exposed beams which provide character and charm to this fabulous space.

## Outside

To the front of the property there is a grass area, adjacent to which is a block paved and gravelled driveway providing ample off-road parking, to the side of which are established planted borders. The block paving extends down to the side of the property, leading to a metal wrought iron gate which provides access to the rear garden. The rear garden is of a very generous size and has been beautifully maintained. A block paved patio area provides an ideal space for al fresco dining, beyond which the garden is mainly laid to lawn, with raised planters and vegetable boxes along with attractive mature shrub and herbaceous planted borders. At the end of the garden is a wooden picket fence and wonderful views over open fields. The brick-built workshop has multiple uses, with original exposed beams and has power and lighting. There is a glass greenhouse and an additional wooden shed for garden storage.



