



51 Lutterworth Road, Brinklow, Rugby, CV23 0LL

HOWKINS &
HARRISON

51 Lutterworth Road,
Brinklow, Rugby,
CV23 0LL

Guide Price: £290,000

This charming two-bedroom semi-detached property, located in popular village of Brinklow, is beautifully presented throughout, offering a perfect blend of modern amenities and original features. A fabulous kitchen/diner boasts a stunning glass roof lantern, flooding the space with natural light. Imagine enjoying your morning coffee in this bright and airy setting. The property benefits from two wood-burning stoves, adding a touch of warmth and character to the ground floor living spaces. An enclosed rear garden backs on to open countryside and provides a private oasis where you can relax and unwind.

Features

- Popular village location
- Two bedrooms both with built-in cupboards
- Fabulous kitchen/diner with attractive roof lantern
- Two wood burning stoves
- Downstairs cloakroom
- Understairs storage
- Original cast iron feature fireplaces
- Enclosed rear garden
- Garden shed ideal for storage



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, the property opens into an entrance hall, with stairs rising to the first floor and a door leading through to the sitting room which has a bay window to the front aspect. There is coving to the ceiling, wood effect flooring and shelving to one side of the alcove. The focal point to the room is an attractive wood burning stove with oak beam above and tiled hearth. A door leads through to an impressive kitchen/dining room with glass roof lantern, French doors and dual aspect windows which flood the room with plenty of natural light and provide wonderful views over the rear garden. There is a continuation of the wood effect flooring, built-in shelving to the side of the alcove and a further wood burning stove with wooden surround. The kitchen is fitted with a range of off-white shaker style base and level units,

incorporating numerous cupboards and drawers including a full height larder unit and storage cupboard. There are complementary wooden worksurface and metro style tiling to the splash back areas. There is space for a free standing cooker with extractor hood above and space for a fridge/freezer and a dishwasher. A door off the kitchen provides access to the downstairs cloakroom, with WC and wash hand basin, and a further door leading to useful understairs storage.

First Floor

The first floor landing has doors to two bedrooms and the family bathroom. Bedroom one is a light and spacious room located to the front aspect with dual aspect windows, a built-in cupboard and an original cast iron fireplace. Bedroom two enjoys views over the rear

garden and also benefits from built-in storage and an original feature fireplace. The bathroom is fully tiled and is fitted with a modern white suite comprising of a double shower enclosure with rainfall shower head, WC and a wall mounted wash hand basin inset into a vanity unit with double drawers.

Outside

To the front, a gravel driveway provides parking for two vehicles with a block paved pathway leading to the front door. The rear garden is mainly laid to lawn with mature planted borders. To the rear of the garden is a large wooden garden shed, ideal for storage. A block paved patio area, directly to the rear of the kitchen, provides space for outdoor seating and al fresco dining.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

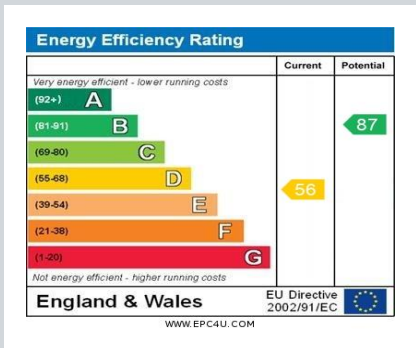
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

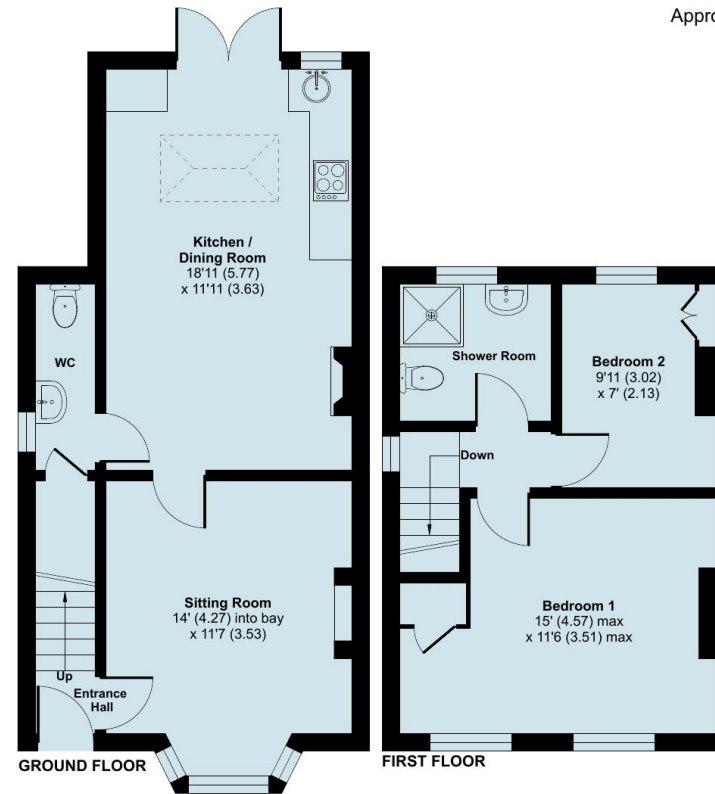
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – C.



Lutterworth Road, Brinklow, Rugby, CV23

Approximate Area = 769 sq ft / 71.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1179798

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.