



GODFREY-PAYTON  
CHARTERED SURVEYORS



17 Lutterworth Road  
Brinklow, CV23 0LR

Guide price £199,500



# 17 Lutterworth Road

, Brinklow, CV23 0LR

\*\*\*\*A RECENT REDUCTION AND A SUPERB PURCHASE FOR A FTB OR INVESTOR. Immediate viewing available and highly recommended\*\*\*\*

Situated on the fringe of the charming north Warwickshire village of Brinklow, stands this two bedroom traditional end of terrace which requires some refurbishment and updating which once completed, will provide a superb home within a sought-after village setting. A prospective purchaser will enjoy versatile accommodation throughout with some traditional features, allocated parking accompanied by an enclosed rear garden. The property further benefits from 'No Chain' and having easy access to all local village amenities and popular transport links to the immediate area, whilst the vast array of commerce and shopping facilities in Coventry and Rugby city centers flank the village to either side of the county.

## Approach

The property is accessed from the pavement via a small recessed open porch with partially glazed door to the main accommodation.

## Sitting Room

This charming main reception room boasts a focal point being a feature period fire surround with tiled hearth, Parkay flooring, 3/4 height door to under stairs storage cupboard, 'Dimplex Quantum' electric wall heater, beams to ceiling, door concealing staircase rising to first floor and interconnecting door to:

## Kitchen/Dining Room

Offering a range of matching floor and wall mounted units with roll top work surfacing with fitted sink unit with window over, ceramic tiled flooring and glazed door to:

## Lean-to Conservatory

Having plumbing for domestic appliance, ceramic tiled flooring, double glazed door to rear and further door to:

## Bathroom

Offering a white suite which comprises a panel bath with shower unit over with glazed shower screen, full height tiling extending to a low flush WC and pedestal wash hand basin, 'Creda' wall mounted heater.

## First Floor

Double glazed window to side elevation.

## Bedroom One

Having duel aspect views with small bay window to front elevation, wall mounted electric heater and door to airing cupboard.

## Bedroom Two

A further double bedroom with double glazed window providing views to rear and hatch access to loft space, wall mounted electric heater.

## Outside Rear Garden

Beyond the car parking/driveway the property benefits from a lawned garden with boundary picket fencing. Immediately to the rear of the property is an enclosed patio area with shed to one side which is included in the sale.

## Parking

We understand the property comes with allocated parking situated between the shared driveway and rear garden.

## Services

We understand all main services are connected to the property except gas. Part of the electric heating is provided by 'Dimplex Quantum' night storage heating which were installed approximately 4 years ago, and provides maximum heat supply when required.

## Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property is sold with vacant possession.

## Energy Performance Certificate

A copy of the EPC can be downloaded from [www.epcregister.com](http://www.epcregister.com)

## NB

In accordance with the Estate Agency Act 1979, we hereby declare that this property is offered for sale by a member of staff employed by Godfrey Payton of Market Harborough.

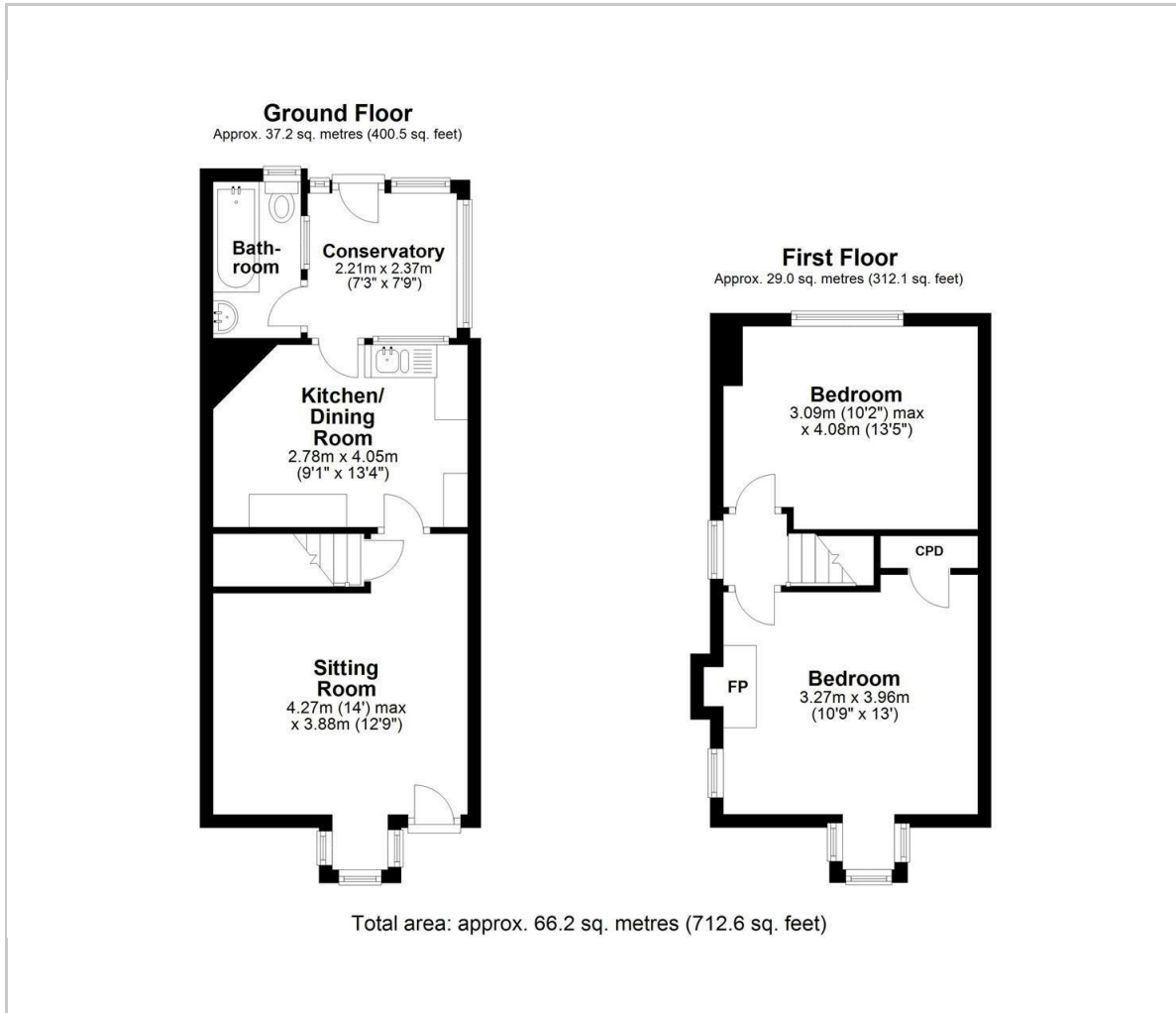
## Local Authority

Rugby District Council, Town Hall, Evreux Way, Rugby, CV21 2RR





## Floor Plan



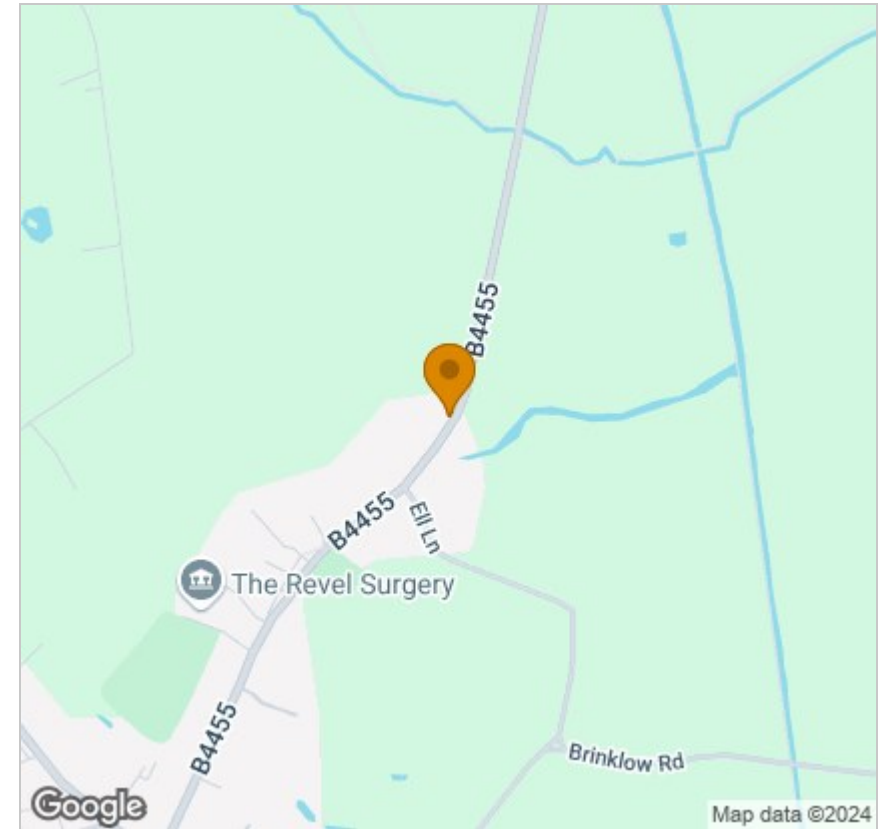
## Viewing

Please contact our Warwick Office on 01926 492511 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

