



EDWARD KNIGHT
ESTATE AGENTS

BANKSIA, GREAT BALANCE, BRINKLOW, RUGBY, CV23 0NL

OFFERS OVER £400,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this individually constructed, extremely spacious three bedroom home with detached double garage and sizeable rear garden.

This lovely family home offers versatile living accommodation over two floors, the ground floor includes an entrance porch, entrance hall, living room, open plan kitchen dining room, utility room, ground floor shower room, ground floor bedroom and garden room. The first floor includes two further bedrooms which are serviced by a family bathroom. All of the bedrooms and reception rooms in this property are much larger than usual, making the property feel extremely spacious and light throughout the accommodation.

Externally the property occupies an enviable plot with double width driveway providing parking and access to the detached double garage. The rear garden is extensive and has a good size patio and large lawned area with mature planting, there is an allotment which is not currently in use along with a green house and shed.

This fantastic property is being offered to the market with NO ONWARD CHAIN and viewings are strictly by appointment with Edward Knight's Regent Street property team.



LOCATION

Situated in the heart of a picturesque village in Warwickshire. Brinklow is a peaceful, well regarded village which is located approximately 6 miles from Rugby, 7 Miles from Lutterworth and 8 Miles from Coventry. There is easy access to excellent motorway networks including the M1/M6/M69 and Rugby's railway station which offers a high speed train to London Euston, its obvious why Brinklow has many wealthy commuter residents. An extensive range of schools can be found within Rugby itself; these include Rugby High School for girls, Lawrence Sheriff boy's grammar school, Ashlawn Academy high school, Bilton Grange prep school and Princethorpe College. A range of amenities can be found close by including The Bulls Head, a public house found within the village and the fantastic Malt Kiln farm shop, which is situated in the neighbouring village of Stretton Under Fosse.







GROUND FLOOR

ENTRANCE PORCH

5' x 8' 5" (1.52m x 2.57m)

ENTRANCE HALL

6' 2" x 20' (1.88m x 6.1m)

LIVING ROOM

14' 3" x 18' 8" (4.34m x 5.69m)

KITCHEN/DINER

15' x 14' 2" (4.57m x 4.32m)

UTILITY ROOM

8' 9" x 9' 1" (2.67m x 2.77m)

SHOWER ROOM

8' 4" x 5' 5" (2.54m x 1.65m)

CONSERVATORY

19' 8" x 12' 8" (5.99m x 3.86m)

BEDROOM THREE

14' 6" x 13' 4" (4.42m x 4.06m)

FIRST FLOOR

BEDROOM ONE

17' 5" x 17' 4" (5.31m x 5.28m)

BEDROOM TWO

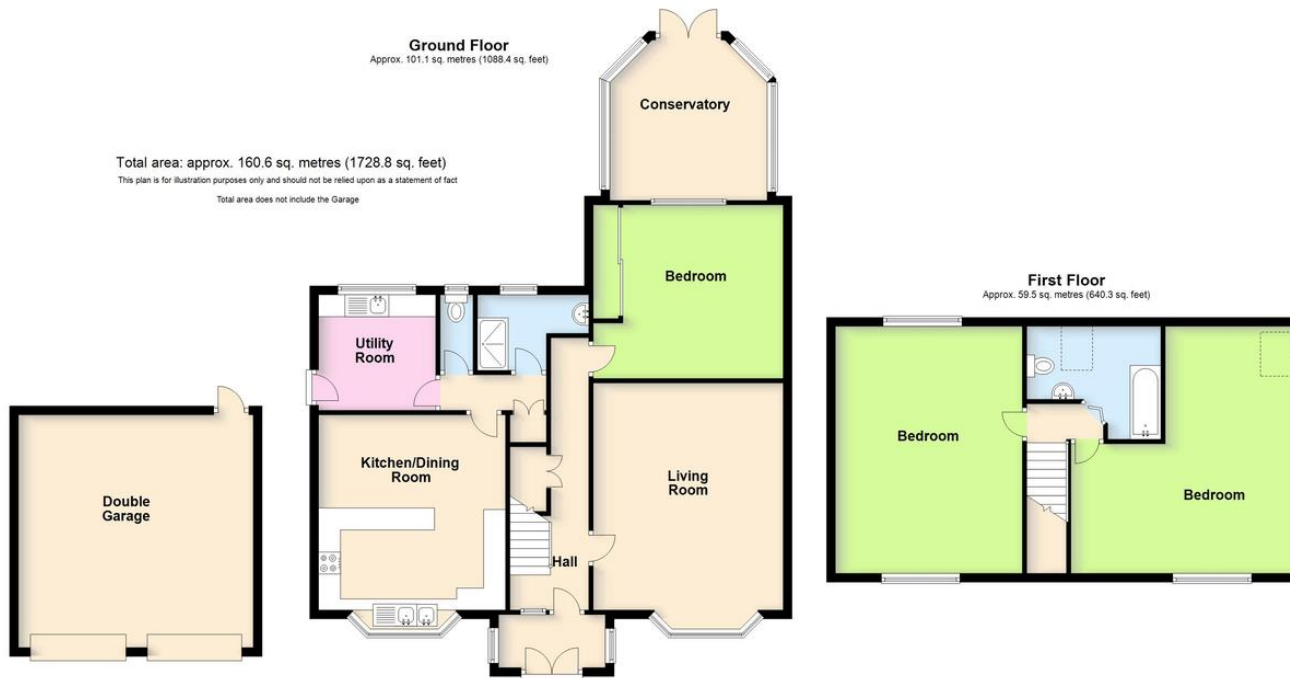
14' 5" x 17' 5" (4.39m x 5.31m)

BATHROOM

10' x 7' 5" (3.05m x 2.26m)

DOUBLE GARAGE

19' x 17' 3" (5.79m x 5.26m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		