

The Green, Lilbourne, Rugby, CV23 0SR

Guide Price £325,000

3 1 2

**Beautifully Renovated Character Cottage Overlooking The Green – Lilbourne Village - over 1000 Sq Ft including the Barn**

Situated in the heart of the ever-popular village of Lilbourne, directly overlooking the village green, this beautifully modernised three-bedroom character cottage offers an exceptional blend of period charm and stylish contemporary living.


Positioned just four miles from Rugby and ideally located between Rugby and Northampton, the property is perfectly placed for commuters with excellent access to the M1 (Junction 18) and M6 (Junction 1), whilst still enjoying the peaceful atmosphere of a quintessential village setting.

LOUISE OWEN



@louise.owen@exp.uk.com

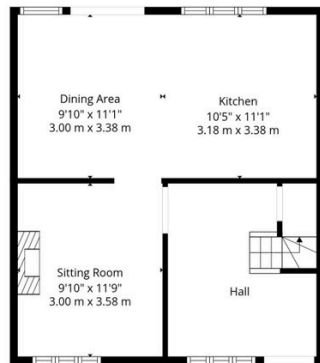
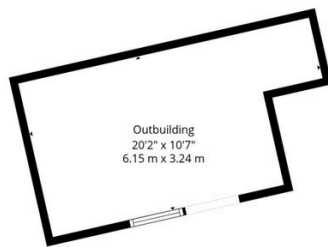
 louiseowen.exp.uk.com

 07774 122 959

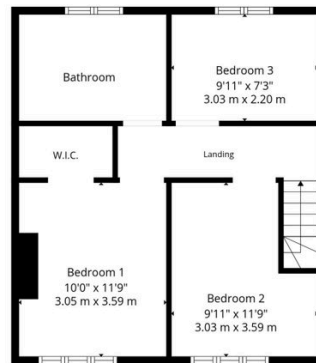
Quote Property ref LO 0765

Key Features

- Beautifully presented
- Open plan kitchen /Dining
- Principle Suite with Dressing room
- Good sized enclosed rear garden
- Village Bus to Rugby
- Three good sized bedrooms
- Detached outbuilding with further potential
- Popular village location
- Friendly Village
- Quote property ref LO 0765



Ground Floor



1st Floor

Total: 940 sq. Ft, 88 m2
Ground Floor: 470 sq. Ft, 44 M2, : 0 sq. Ft, 0 M2, 1st Floor: 470 sq. Ft, 44 m2
Excluded Areas: Outbuilding: 189 sq. Ft, 18 M2, Walls: 96 sq. Ft, 9 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

