



The Brindles, Coventry Lane, Wolvey, Hinckley, Leicestershire, LE10 3LD

HOWKINS &
HARRISON

The Brindles, Coventry Lane,
Wolvey, Hinckley, Leicestershire,
LE10 3LD

Guide Price: £625,000

Positioned on a substantial and generous plot, this beautifully presented three bedroom detached property offers an exceptional blend of space and privacy, making it an ideal home for growing families or those seeking a peaceful retreat. The property is approached via newly installed private gates, opening onto an expansive driveway with garage and parking for up numerous vehicles, framed by a well maintained open lawn and an attractive frontage, with delightful wraparound gardens.

Features

- Three double bedrooms
- Situated on a private plot
- Two reception rooms
- Downstairs cloakroom
- Utility room
- Conservatory
- Principal suite with walk-in wardrobe
- Wraparound plot
- Well maintained garden with outdoor entertaining space
- Gated driveway
- Ample driveway parking
- Garage



Location

The village of Wolvey, which is surrounded by rolling Warwickshire countryside. The village provides the perfect rural retreat, while offering excellent links to the A5, M69, M1, and M6. Local amenities include a well-reputed junior and primary school, doctor's surgery, post office, newsagents, and two churches. There are excellent grammar schools nearby including King Henry VIII in Coventry and Lawrence Sheriff and Rugby High School for Girls in Rugby. There are excellent nearby comprehensive schools in Hinckley and Bedworth. In addition, Bilton Grange Preparatory School, Princethorpe College, and the well renowned Rugby School are all within easy reach. The village enjoys a thriving community spirit with an active village hall, youth club, cricket club, bowling club, nearby golf, fishing lakes, and two well-known popular public houses. There is a regular bus service between Wolvey, Coventry and Nuneaton, via University Hospital Coventry (Walsgrave). The main line rail networks (north and south) can be accessed at Hinckley (4.1 miles - approx 10 minutes), Nuneaton (5.8 miles - approx 15 minutes) and Coventry (9.3 miles - approx 25 minutes). The nearest airport is Birmingham International accessed via the M6 (21.2 miles - approx 30 minutes).

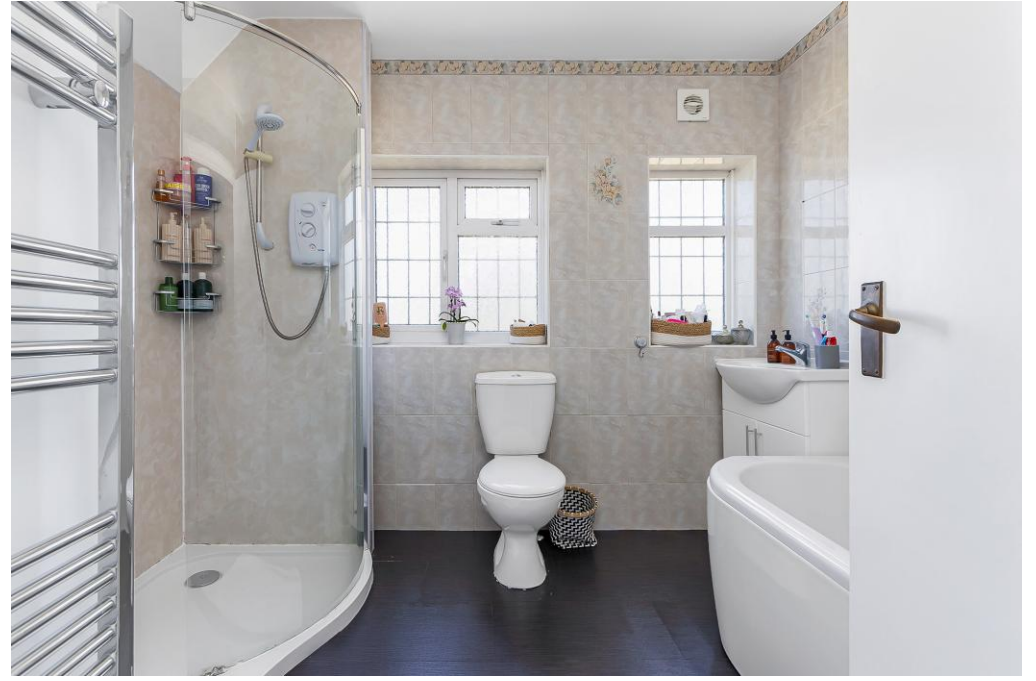


Ground Floor

A charming entrance porch with exposed beams and a limestone paved patio creates a warm and inviting first impression. Stepping inside, you are welcomed by a bright and spacious entrance hallway, finished with solid wood herringbone patterned flooring that seamlessly flows into the dining room. There is a highly versatile under stairs storage area, currently utilised as a compact home office but equally suited as a cloakroom or additional storage space. A conveniently located downstairs cloakroom is fitted with a wash basin and WC. The spacious living room is light and airy creating a refined atmosphere, complete with newly fitted carpets and a log burner, ideal for relaxing evenings. This room flows effortlessly into a delightful conservatory, which features Amtico flooring and an offers an abundance of natural light. Double patio doors open directly onto a newly installed, extensive limestone patio area, creating a wonderful indoor/outdoor connection and an ideal space for entertaining guests or enjoying the surrounding garden. The elegant dining room, located to the front aspect, benefits from a large bay window which floods the room with natural light, providing a perfect setting for both formal dining and everyday family use. Adjacent to the dining room is a practical and well equipped kitchen, offering ample worktop space, plentiful cupboard storage incorporating numerous cupboards and drawers, space with plumbing for a dishwasher, an integrated oven and grill and a four ring electric hob with extractor hood above. A window provides wonderful views overlooking the garden, adding a pleasant outlook. Off the kitchen is a useful utility room, providing additional space with plumbing for appliances including a washing machine, tumble dryer and fridge freezer, along with a secondary sink also overlooking the garden. From here, there is internal access to the single garage, which benefits from power, lighting, loft storage, and newly fitted double doors. A side door from the utility room provides convenient access to the garden.







First Floor

Ascending to the first floor, the staircase is newly carpeted and leads to a bright landing enhanced by a large feature window that fills the space with natural light. The principal bedroom is a standout feature of the home, accessed via a walk-in wardrobe with fitted storage. An attractive open archway leads into the main bedroom area. Positioned to the rear of the property, this room enjoys dual aspect windows overlooking the garden and field views, creating a light and tranquil space. The walk-in wardrobe was formerly a fourth bedroom so, there is an option to convert this back into a fourth bedroom if desired. There are two further well-proportioned double bedrooms, one of which enjoys attractive views over open fields to the front, while the other overlooks the rear garden and offers space for additional storage or fitted wardrobes. The family bathroom is thoughtfully designed, featuring a modern white suite comprising of a separate walk-in shower, bath, wash basin, chrome heated towel radiator and WC. The landing also provides access to an airing cupboard and a fully boarded loft with ladder access, offering excellent additional storage.

Outside

Externally, the property truly excels. The gardens wrap around the entire home providing a high degree of privacy and a sense of seclusion. The outdoor space is complemented by extensive limestone patio areas that extend around the property, ideal for outdoor dining and entertaining. The plot offers significant potential for further extension or development (subject to the necessary planning permissions), while still providing a comfortable and spacious home in its current form. This impressive property is presented in excellent condition throughout, offering a rare opportunity to acquire a private, well appointed home in a desirable location, with flexibility to adapt and grow to suit future needs.





Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

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.
Council Tax Band – F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

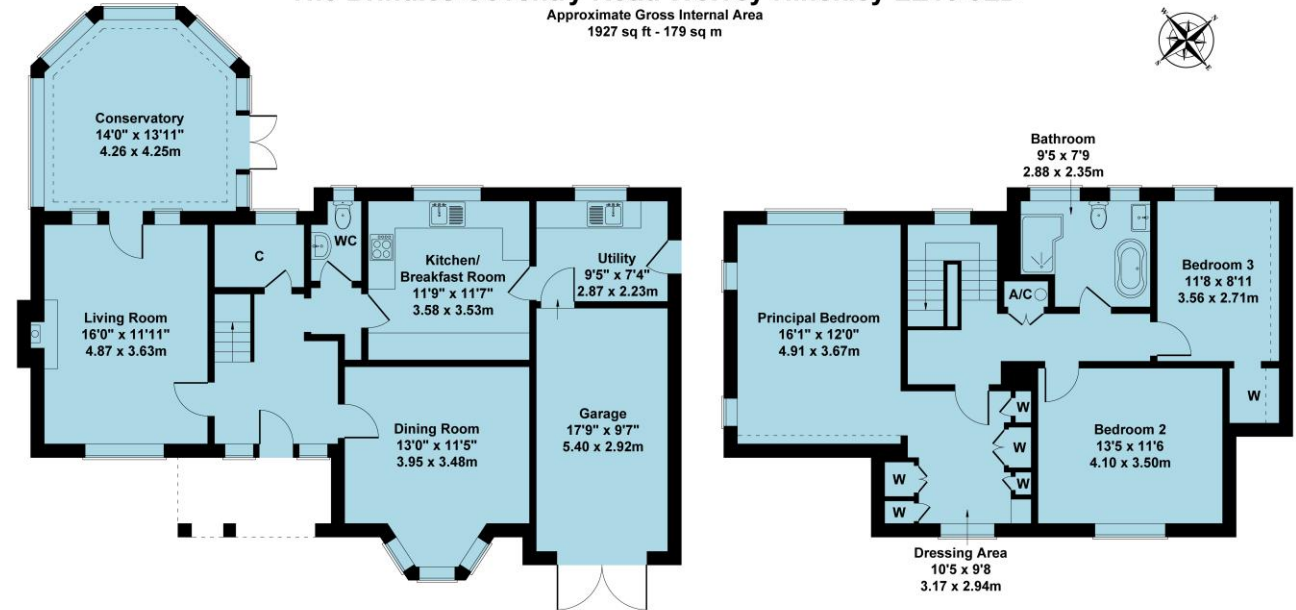
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Approximate Gross Internal Area
1927 sq ft - 179 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



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