





House - Semi-Detached

23 LUTTERWORTH ROAD, BRINKLOW, RUGBY, CV23 0LJ

Per Month

£1,300 Per

FEATURES

- Brinklow, Rugby
- In Sought After Location
- Rear Garden
- Council Tax Band
- Beautifully Presented 3 Bed House
- Off Road Parking
- 2 Double Beds and a Single Room
- EPC Rating

3 1 2 E

HOWKINS & HARRISON

3 Bedroom House - Semi-Detached located in Rugby

Howkins & Harrison are delighted to offer to let this beautifully presented three-bedroom semi-detached home, which has recently undergone a full refurbishment throughout.

The property benefits from a brand-new modern fitted kitchen, freshly painted interiors and new carpets throughout, offering bright and comfortable living accommodation. Upstairs comprises three bedrooms and a family bathroom.

Externally, the property boasts a generous, newly landscaped rear garden with a lawn and patio area, along with a spacious driveway providing ample off-road parking.

Finished to a lovely standard throughout, this property is ideal for families or professionals looking for a freshly refurbished home. Offered Unfurnished, Available Now. EPC Rating D

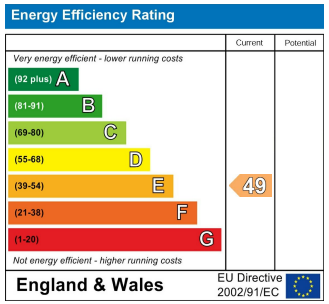
Brinklow is a large village and offers a playgroup, a private nursery school and a primary school. There is a choice of three public houses, a busy village post office and newsagents providing some day-to-day groceries, plus a popular Delicatessen. There is an attractive 13th century C of E Church, a 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.

Call us on

www.howkinsandharrison.co.uk

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

HOWKINS & HARRISON