16 Kirkstone
Brownsover
RUGBY
CV21 1PU

Guide Price £285,000

- THREE BEDROOM
- WELL PRESENTED
- REFITTED SHOWER ROOM
- POTENTIAL TO EXTEND
- OFF ROAD PARKING
- LINK DETACHED HOME
- REFITTED KITCHEN / DINER
- CUL-DE-SAC LOCATION
- GARAGE
- ENERGY EFFICIENCY RATING C

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This three-bedroom detached home offers comfortable modern living in a popular residential area of Brownsover. The ground floor centres around a welcoming lounge and a contemporary kitchen and dining space, complete with sleek fitted units and integrated appliances that make everyday cooking feel effortless. Upstairs, three well-proportioned bedrooms are served by a modern shower room, creating a practical layout for family life. The home benefits from UPVC double glazing and gas radiator central heating, ensuring year-round comfort. Outside, the property enjoys both front and rear gardens, giving you space to relax, play or entertain. Off-road parking and a garage add further convenience, making day-to-day living wonderfully straightforward.

Brownsover sits on the north side of Rugby and is known for its excellent range of local amenities. Shops, takeaways, a chemist, doctors' surgery, church and community centre are all close at hand, along with well-regarded schools that appeal to families of all ages. The area offers easy access to Rugby College, the town's retail parks and the M1/M6 motorway networks, while Rugby Railway Station provides fast mainline services to London Euston and Birmingham New Street, making this an ideal location for commuters and those who enjoy effortless connectivity.

Accommodation Comprises
Entry via composite door into:

Entrance Porch
Upvc door and side window leading into:

Hallway
Stairs rising to first floor. Radiator. Understairs cupboard. Doors off to lounge and kitchen/diner.

Lounge
13'2" x 10'2" (4.02m x 3.12m)
Window to front aspect. Radiator. Electric fire.

Kitchen / Diner
16'6" x 10'10" (5.04m x 3.31m)
Fitted with a range of base and eye level units. Work surface space incorporating a sink and drainer unit with mixer tap over. Built in electric oven and grill. Gas hob with extractor canopy over. Space and plumbing for a washing machine. Space for a fridge freezer. Window to side. Window to rear. Door to rear.

First Floor Landing
Window to side. Access to loft space. Doors off to bedrooms and bathrooms.

Bedroom One
12'7" x 9'8" (3.86m x 2.97m)
Window to front aspect. Built in cupboard. Built in triple wardrobe. Radiator.

Bedroom Two
9'8" x 9'2" (2.97m x 2.81m)
Window to front aspect. Built in cupboard. Radiator.

Bedroom Three
9'8" x 9'2" (2.97m x 2.81m)
Window to rear aspect. Built in wardrobe. Radiator.

Shower Room
With suite to comprise: double shower cubicle with glass screen. vanity unit with wash hand basin, and low level w.c. Chrome heated towel rail. Window to rear elevation.

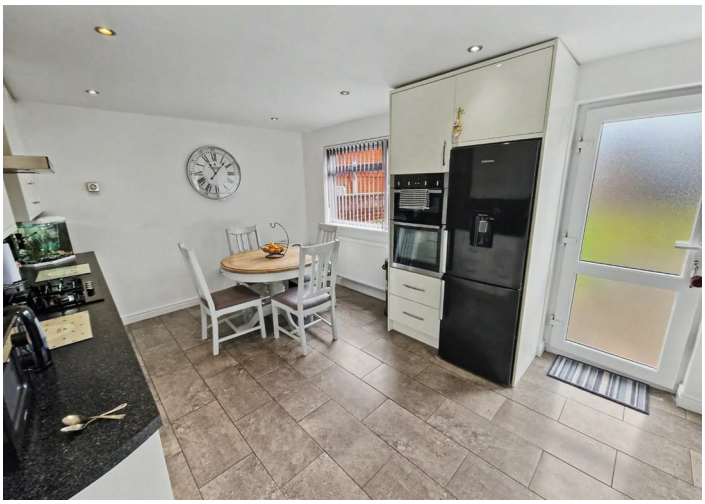
Front Garden
Mainly laid to lawn with driveway providing off road parking and leading to garage. Pathway to entrance.

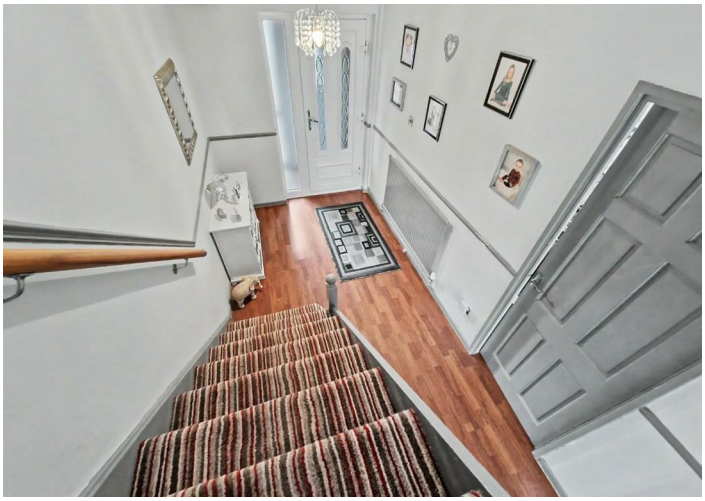
Garage
16'4" x 9'2" (4.98m x 2.80m)
With up and over style doors to each end. Power and lighting.

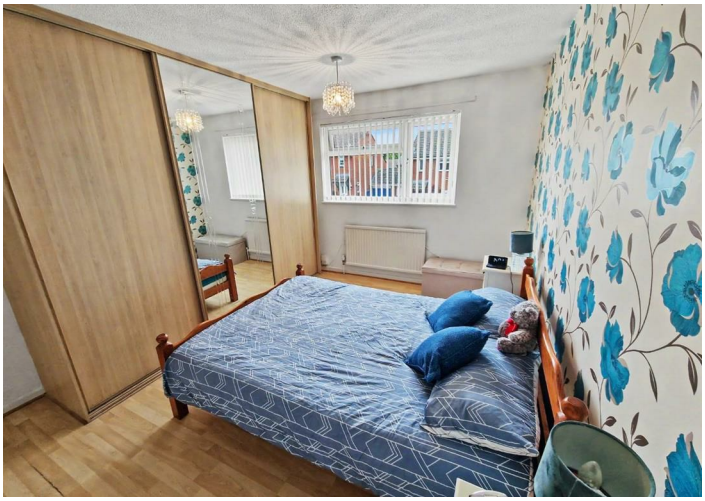
Rear Garden
Patio area. Stone borders. Pathway to garage. Enclosed by bridk wall and timber fencing.

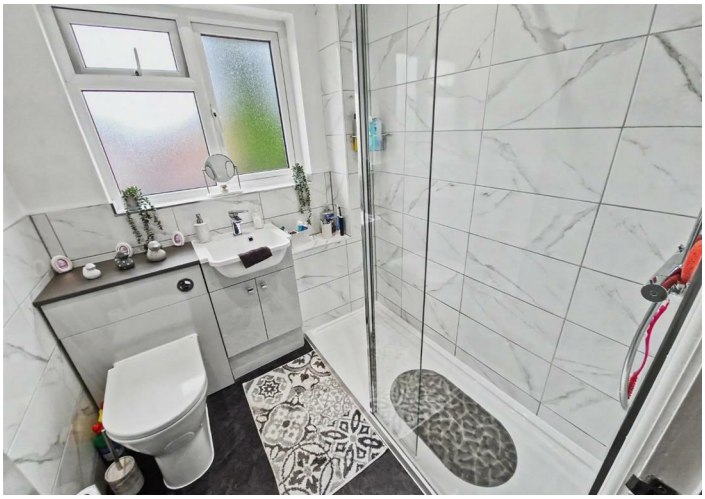
Agents Note
Council Tax Band: C
Energy Efficiency Rating: C

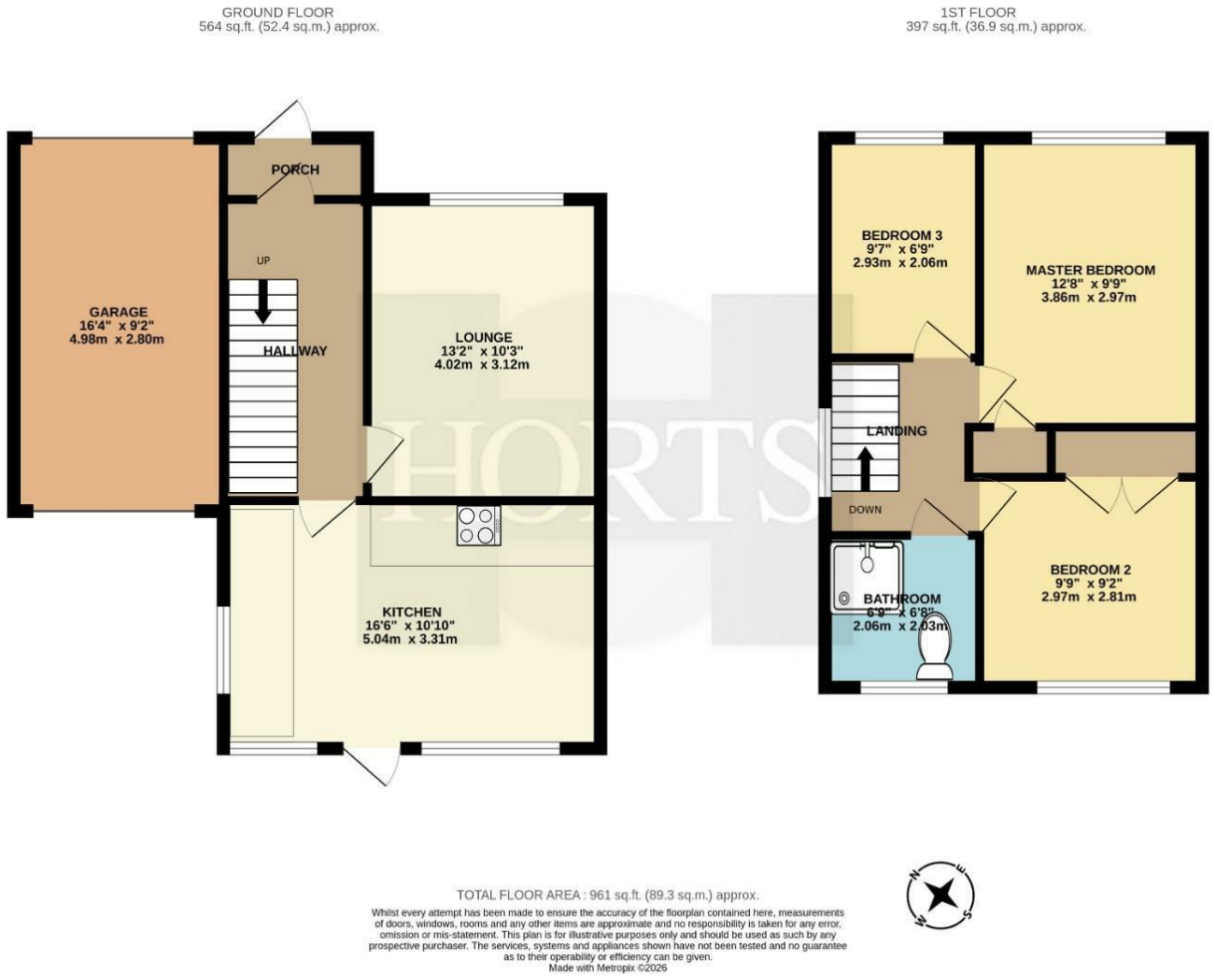
ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

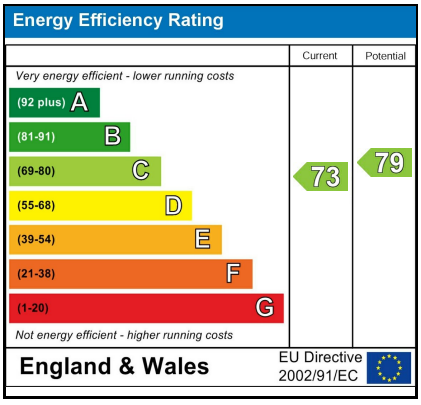


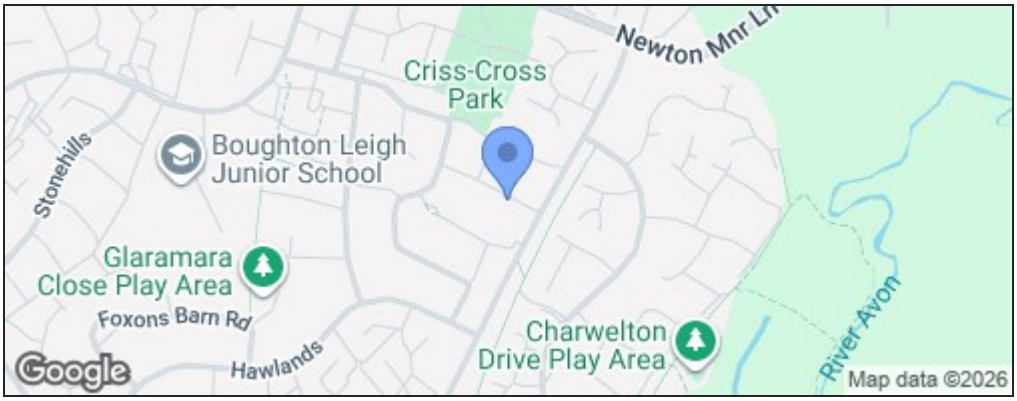












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