



7a Broad Street

Brinklow, Rugby, CV23 0LS

**Offers over £280,000**



# TRADITIONAL COTTAGE WITH 2 OFF ROAD PARKING SPACES AND OWN GARDEN SPACE LOCATED IN A PRIVATE COURTYARD



## Description

\* HIDDEN GEM IN BRINKLOW VILLAGE \* PRIVATE COURTYARD - with OFF ROAD PARKING for 2 CARS & YOUR OWN GARDEN SPACE - COURTYARD COTTAGE has original features but MODERNISED to give a fresh feel. There are 2 GOOD BEDROOMS, but ALSO a LOFT ROOM which is IDEAL as a HOME OFFICE/GYM area. The block paved Courtyard gives access to FOUR Cottages who all have their OWN ALLOCATED PARKING. You have 2 ALLOCATED SPACES, with one under a CAR PORT which has ADDITIONAL LOFT STORAGE and the other to the TOP of YOUR GARDEN SPACE which is mainly laid to lawn . The DINING KITCHEN is a great space to cook and eat and overlooks the COURTYARD where you have room for an OUTSIDE BISTRO TABLE for those EARLY MORNING COFFEE BREAKS or EVENING glass of wine perhaps to finish the day. The COSY LOUNGE has access to under stair storage and also overlooks the COURTYARD. See BROCHURE for more information.

- TRADITIONAL COTTAGE
- OFF ROAD PARKING FOR TWO CARS
- LOFT ROOM/HOME OFFICE
- COSY LOUNGE
- EPC TBC
- POPULAR VILLAGE OF BRINKLOW
- DINING KITCHEN
- 2 GOOD BEDROOMS
- FREEHOLD
- COUNCIL TAX BAND C



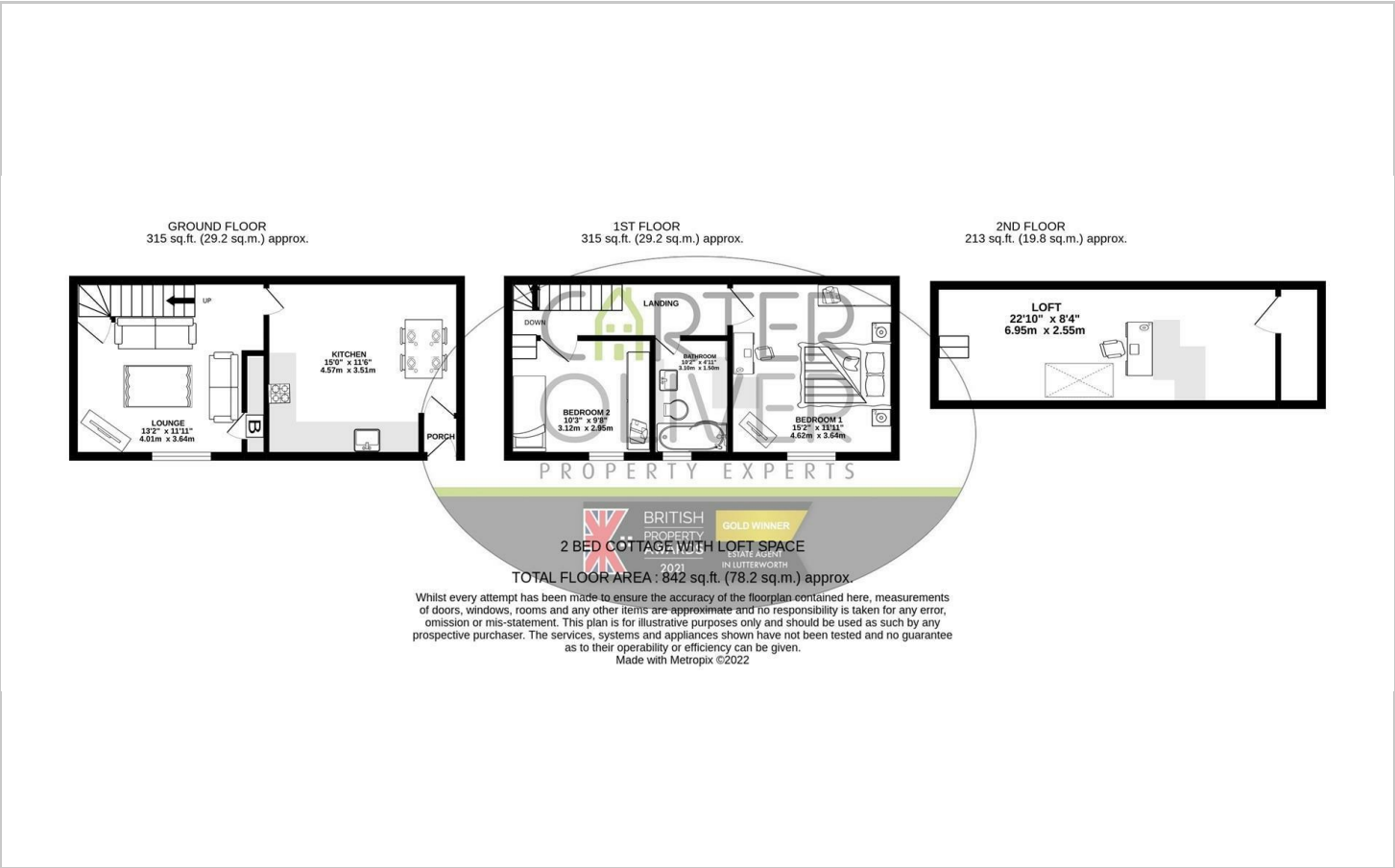


# LOVELY COTTAGE STYLE DINING KITCHEN & COSY LOUNGE





Floor Plan



Area Map



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

