

BELVOIR!

Guide Price £360,000



8 Back Lane

Birdingbury, Rugby CV23 8EN

Birdingbury is a picturesque village that sits south of the River Leam in Warwickshire. The village has excellent transport links to the M1, M6 and M40 as well as train networks links to London and Birmingham. The village has a strong community spirit and benefits from a village club which organises regular activities. Draycote Water which offers sailing, paddle boarding and other water-based activities is just a mile away.

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ACCOMMODATION

Entrance

A spacious hallway with W.C/Utility room and stairs leading to the first floor

Lounge 3.92m x 4.03m (12'10" x 13'3")

An attractive brick fireplace and chimney breast with marble slabbed hearth and inset Charnwood multi-fuel stove creates a pleasant focal point and rustic wooden flooring

Office

A practical space with room for office equipment to support working from home.

Kitchen/Dining Room 4.58m x 7.40m (15' x 24'3")

The kitchen and dining room is the focal point of this home. The space was extending in 2017 and fully renovated with a high-quality kitchen consisting of both high and low units, a solid oak worktop and integrated appliances. The kitchen floor is tiled throughout, and solid wood flooring has been used for the dining area. The space has ample room for a dining suite and an additional seating area. French doors, leading to the garden, combined with dual aspect windows and two large skylights, flood this room with light. The room further benefits from under stair storage.

Bedroom 1 4.42m x 2.54m (14'6" x 8'4")

Dual aspect windows to the front and rear of the property create a light and spacious room with space for a double bed and bedroom furniture.

Bedroom 2 2.71m x 4.02m (8'10" x 13'2")

Windows overlook the front of the property. The room benefits from a built-in wardrobe and integrated storage cupboard

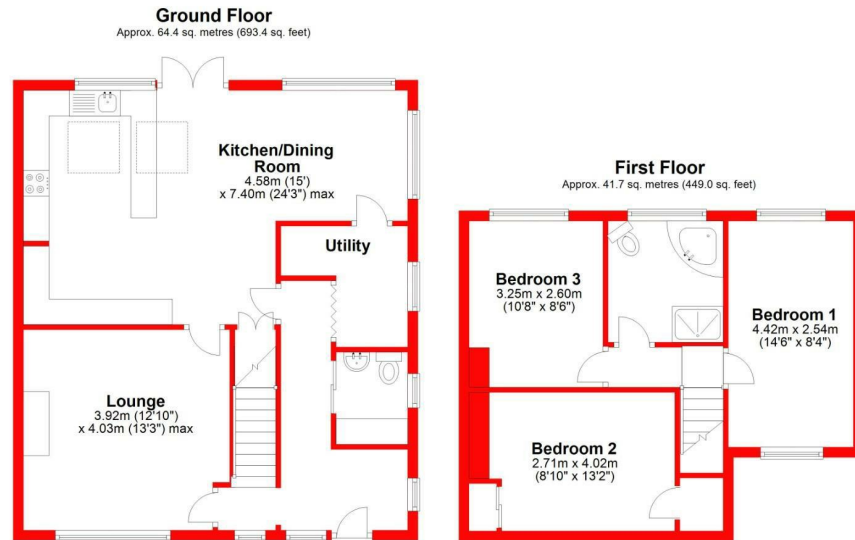
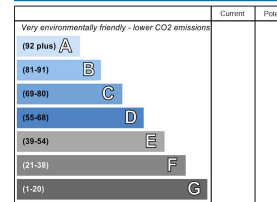
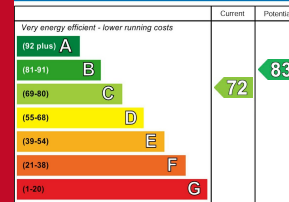
Bedroom 3 3.25m x 2.60m (10'8" x 8'6")

Windows overlook the rear of the property. There is space for a bed and bedroom furniture.

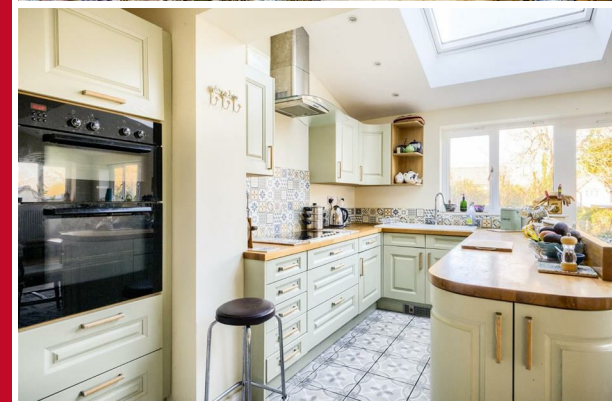
Bathroom

A white contemporary suite with a corner bath and separate shower cubicle with rain shower. The bathroom is tiled throughout with a neutral colour scheme and rustic wooden features

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total area: approx. 106.1 sq. metres (1142.3 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.