

Daventry

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3 Manor Farm Cottages , Rugby
CV23 8AT

£267,500



The village of Flecknoe sits at an elevate position and benefits from wonderful views of the surrounding Warwickshire and Northamptonshire countryside and is close to excellent road and rail connections including mainline services to London Euston in just 48 minutes from Rugby station, and the M6/M1/M40. The towns of Rugby, Southam and Daventry are all within easy reach and boast a range of well-regarded state, grammar and private schools for all ages, and an abundance of local amenities.

Nestled in the sought-after village of Flecknoe, this delightful two-bedroom cottage exudes charm and boasts an array of characterful elements. Prospective homeowners will find plenty to appreciate in this wonderful residence.

An entrance hall that connects all the rooms within the house, a bright and spacious living room, with feature fireplace, fitted kitchen with spaces for white goods, a ground floor WC, the first floor comprises of two bedrooms and a recently bathroom. The master bedroom further boasts TWO STORAGE CUPBOARDS.

Outside, the property boasts an enclosed rear garden with a combination of gravel, patio, and mature vegetation, creating an ideal setting for outdoor entertaining. There is one parking space to the front of the property with visitor parking available.

Additionally, this charming cottage features electric heating and UPVC double-glazed windows throughout.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS C.

Room Dimensions:

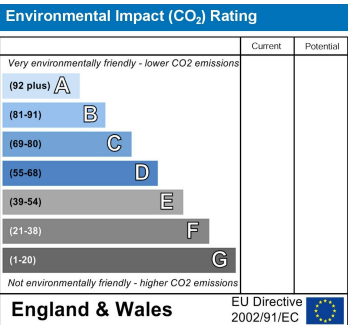
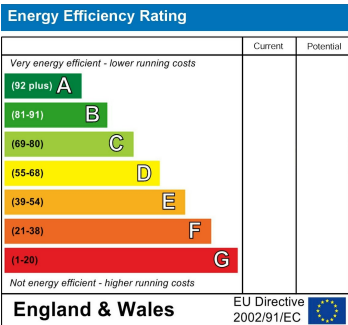
Kitchen L:2.33m W:2.49m

Lounge L:3.46m W:4.62m

Bedroom One L:2.85m W:3.55m

Bedroom Two L:3.08m W:2.55m

Family bathroom



Zoopla.co.uk

THE NATIONAL ASSOCIATION OF ESTATE AGENTS

Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.