South View Road, Long Lawford, Rugby
Guide Price £495,000

crowhurst
gale

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Crowhurst Gale are very pleased to present this beautiful three bedroom detached bungalow set on the outskirts of Long Lawford on a private road. The property sits on a large plot and has ample parking leading to a detached tandem garage. In brief the property comprises of an entrance porch, reception hallway, spacious lounge and dining room, fitted kitchen, family shower room, and three double bedrooms, with an en-suite to bedroom one. The property further benefits from double glazing and gas central heating to radiators. Located on the outskirts of Long Lawford village on a private drive, the property is conveniently located for a wide range of shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorway networks and is only a short drive from Rugby railway station and easy access to Coventry and Leamington.

Entrance Porch
Entrance into the Porch having double glazed window to front and door into

Reception Hallway
Having double glazed door from the porch, radiator, loft access over doors into rooms.

Lounge 15' x 14' 1" (4.52m x 4.29m)
Having two double glazed window to the front and the side aspects, gas central heating radiator, multi fuel burner fireplace with surround

Dining Room 15' x 15' 3" (4.55m x 4.53m)
Having double glazed window to front aspect and double glazed patio door to side opening into the garden, gas central heating radiator and wood effect floor covering.

Kitchen 11' x 7' 8" (3.32m x 2.35m)
Having double glazed window to the side aspect, double glazed door into garden, having a range of wall land base units with roll top work surface over, stainless steel sink with mixer taps, tiling to splash backs, induction hob and fitted electric oven.

Bedroom One 15' x 12' 6" (3.81m x 3.34m)
Having double glazed window to the side aspect and gas central heated radiator, doors into

En-Suite
Having low level WC, wash hand basin, shower cubicle with shower over with tiled flooring.

Bedroom Two 10' 10" x 15' 1" (3.19m x 4.52m)
Having double glazed window to the side aspect and gas central heated radiator.

Bedroom Three 10' 9" x 12' 4" (3.17m x 3.70m)
Having double glazed window to the front aspect and gas central heated radiator.

Shower Room
Having double glazed window to the rear aspect, gas central heated radiator, WC, wash hand basin, double shower with shower over.

OUTSIDE
Rear And Side Garden
The garden is both laid to lawn on the side and the rear has a large patio area, further area with raised flower beds and other trees and shrubs. Vegetable plot.

Garage 29'0" x 10'5" (8.84 x 3.1)
Being a tandem garage with up and over door with further access via a side door. Light and power.

Stable Shed/workshop
Having light and power this shed/workshop is the height of a stable giving ample storage

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Local Authority
Rugby Borough Council

Tax Band
Tax Band: E

Tenure
Freehold

Viewing

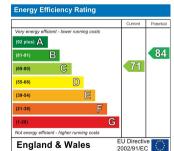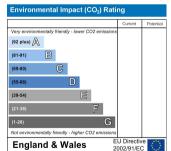By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor

Bedroom 3

Bathroom

En-suite

Bedroom 1

Bedroom 2

Entrance Hall

Kitchen

Lounge

Dining Room