



**South View Road, Long Lawford, Warwickshire**  
**Price Guide £335,000**





# South View Road, Long Lawford, Warwickshire

Crowhurst Gale are pleased to present this detached bungalow situated on the edge of Long Lawford village. The property is located in a private road and is within access of local shops, schooling for all ages and Rugby Town Centre. Comprising of: entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms and a bathroom. Also benefiting from cavity wall insulation, gas heating and double glazing. Outside there are front and rear gardens, a garage with off road parking and is offered for sale with no chain.

## Front Garden

Well stocked garden with driveway leading to the single garage.

## Entrance Porch 9'6" x 4'7" (2.90 x 1.40)

Double glazed windows with access to the Kitchen and Lounge/Dining room. Store cupboard.

## Lounge 21'7" x 10'8" (6.60 x 3.26)

Electric fireplace. Windows to side and front aspects. Door into Inner Lobby.

## Kitchen 16'3" x 7'8" (4.97 x 2.35)

Modern kitchen with storage units and fitted cooker. Window to front and side aspects. Door to Conservatory.





**Conservatory 11'11" x 7'7" (3.65 x 2.32)**

Double glazed panels and polycarbonate roof. Door to Garage.

**Inner Lobby**

Doors to:

**Bedroom One 14'9" x 10'0" (4.50 x 3.07)**

Window to rear aspect. Fitted wardrobes.

**Bedroom Two 11'6" x 9'10" (3.53 x 3.00)**

Sliding patio doors to rear garden.

**Bathroom 7'0" x 5'5" (2.15 x 1.67 )**

Panelled bath with shower fitted over. WC and washbasin. Window to side aspect.

**Rear Garden**

Beautifully kept garden which is well stocked with various plants and flowers. Enclosed with panel fencing. Garden shed

**Garage 16'10" x 8'0" (5.15 x 2.45)**

Power connected and up and over door.

**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.

**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.

**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.

**Tenure**

Freehold



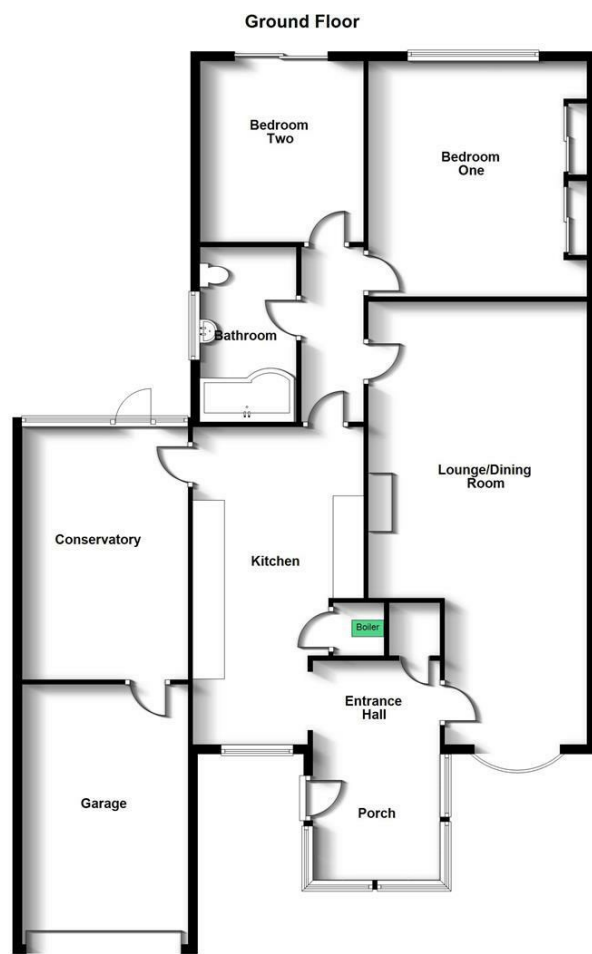
**Local Authority**  
Rugby Borough Council

**Tax Band**  
Tax Band: D

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





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

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

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