

**39 Main Street
Long Lawford
RUGBY
CV23 9AZ**

Guide Price £450,000



- **EXTENDED FOUR BEDROOM DETACHED PROPERTY**
- **EN-SUITE TO MASTER BEDROOM**
- **DOUBLE GLAZING**
- **OFFICE/GYM**
- **OPEN PLAN LIVING/DINING/KITCHEN**
- **GROUND FLOOR W.C**
- **GAS CENTRAL HEATING**
- **ENERGY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming four-bedroom detached house located on Main Street in the picturesque village of Long Lawford, Rugby.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or relaxing with your family. The property boasts four well-appointed bedrooms, providing ample space for a growing family or those in need of a home office.

The house features two modern bathrooms, including an en suite in the extended master bedroom. The open plan breakfast kitchen diner/living space is the heart of the home, ideal for enjoying meals together or simply unwinding after a long day.

Convenience is key with a ground floor WC, ensuring practicality for everyday living. Additionally, the property offers an outside studio/gym/office, providing versatile space to suit your needs.

Benefiting from double glazing and gas central heating, this home offers comfort and energy efficiency all year round. Don't miss the opportunity to make this delightful property your own and enjoy the best of village living in Long Lawford.

Accommodation Comprises

Entry via double glazed door and side screens into:

Hallway

Storage cupboard with shelving units. Oak flooring. Two radiators. Doors off to lounge, kitchen/diner and cloakroom/w.c.

Cloakroom

With suite to comprise; low flush w.c. and wash hand basin. Oak flooring. Obscure double glazed window to side. Timber door.

Lounge

Two double glazed windows to front. Double glazed window to side. Wood burning stove. Radiator. Timber door leading to inner hallway,

Kitchen / Dining / Family Room

Kitchen Area

Fitted with a range of matching eye level and base units, quartz work surface space with built in drainer and inset sink and mixer tap over. Tiled splash backs. Integrated fridge and freezer. Integrated washing machine and tumble dryer. Integrated dishwasher. Built in microwave. Space for a range cooker with extractor over. Oak flooring. Radiator. Cupboard housing combination boiler. Double glazed window overlooking rear garden. Door to rear.

Dining / Family Area

Double glazed doors to opening to rear garden. Double glazed window to side. Radiator. Oak flooring.

Inner Hall

Stairs rising to first floor. Understairs storage. Two radiators. Double glazed window to side.

Landing

Access to loft space. Built in storage cupboard. Radiator. Doors of bedrooms and bathroom.

Bedroom One

Double glazed doors overlooking garden. Built in wardrobes. Radiator. Access to loft space. Door to ensuite.

Ensuite

With suite to comprise; walk in shower, vanity unit with inset wash hand basin and concealed cistern w.c. Fully tiled walls. Chrome ladder radiator. Obscured glazed window to rear. Timber door.

Bedroom Two

Double glazed window to front aspect. Radiator. Timber door.

Bedroom Three

Double glazed window to front aspect. Radiator. Timber door.

Bedroom Four

Double glazed window to side aspect. Radiator. Timber door.

Family Bathroom

With suite to comprise; panelled bath with electric shower and shower screen over, pedestal wash hand basin and low flush w.c. Chrome ladder radiator. Fully tiled walls. Obscure window to side. Timber door.

Office/Gym

Double glazed doors, power and lighting.

Outside Front

Off road parking for several vehicles. Gated access providing further parking and access to rear garden.

Outside Rear

Rear garden is laid to lawn and surrounded by timber fencing, raised decking area, patio surrounded by dwarf walling, brick built BBQ, covered storage area.

Agents Note

Local Authority: Rugby

Council Tax Band: Currently E

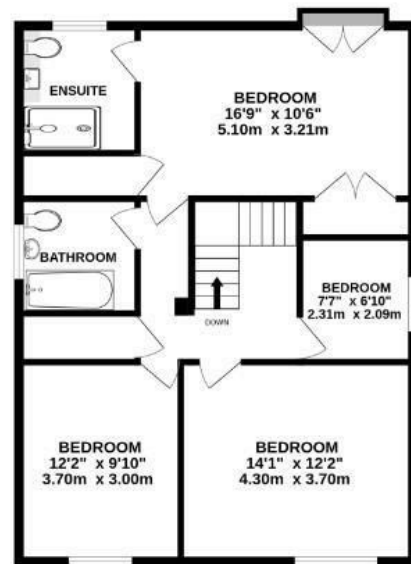
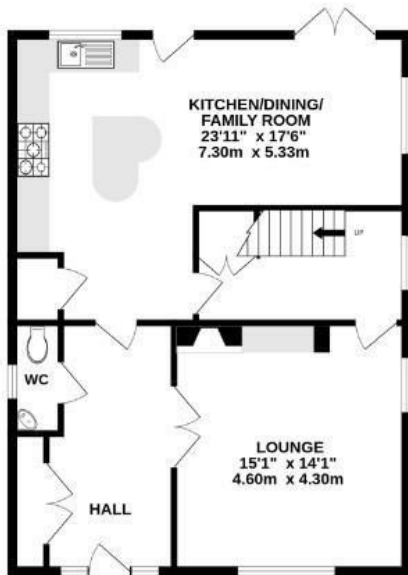
Energy Efficiency Rating: C





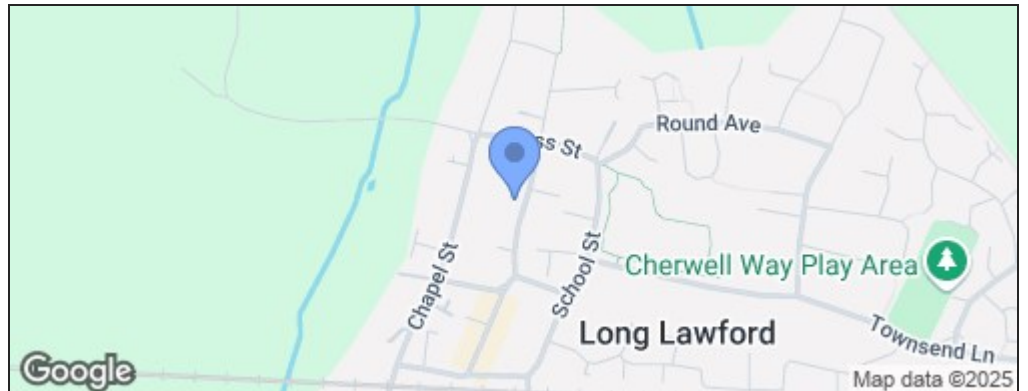
GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.