

**51 Steeping Road
Long Lawford
RUGBY
CV23 9SG**

Guide Price £300,000



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **UTILITY ROOM**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **DETACHED HOME**
- **CONSERVATORY**
- **ENSUITE FACILITIES**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached home located in the popular village of Long Lawford offered with NO ONWARD CHAIN.

In brief, the accommodation comprises; entrance hall, lounge, separate dining room, conservatory, kitchen, utility room, main bedroom with ensuite, two further bedrooms, and a bathroom. Externally, there are front and rear gardens, a garage, and off road parking. This property additionally benefits from upvc double glazing and gas radiator central heating.

The property is within close proximity of highly regarded schooling, and good local amenities including convenience stores, public houses, and a church. The property is also well located for all major road links and close to Rugby town centre, retail parks and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via glazed upvc door into:

Entrance Hall

Window to front. Radiator. Door to:

Lounge

14'1" x 11'1" (4.30m x 3.40m)

Window to front. Stairs rising to first floor. Gas fire with surround. Radiator. Double doors opening to:

Dining Room

12'1" x 8'2" (3.70m x 2.50m)

Glazed doors into conservatory. Radiator. Door to kitchen.

Conservatory

9'2" x 8'10" (2.80m x 2.70m)

Patio door opening to rear garden. Window to side. Radiator.

Kitchen

10'6" x 9'6" (3.21m x 2.91m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit with mixer tap over. Space and plumbing for a dishwasher. Electric oven and gas hob with extractor over. Radiator. Window to rear. Door to:

Utility Room

Space and plumbing for a washing machine. Space for a fridge/freezer. Upvc door to rear garden.

First Floor Landing

Window to side. Access to loft space. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

14'5" x 8'2" (4.40m x 2.50m)

Window to rear. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle, vanity wash hand basin, and low level w.c. Radiator. Window to rear elevation.

Bedroom Two

13'5" x 10'6" (4.11m x 3.21m)

Window to front. Radiator. Built in wardrobes. Built in bedroom furniture.

Bedroom Three

8'10" x 7'10" (2.70m x 2.40m)

Window to front. Radiator.

Bathroom

With suite to comprise; bath with mixer shower attachment, pedestal wash hand basin, and low level w.c. Radiator. Window to side.

Front Garden

Tarmac driveway providing off road parking and leading to garage. Area laid to lawn. Pathway to entrance. Gated access to rear garden.

Garage

With up and over style door. Power and lighting. Wall mounted boiler.

Rear Garden

Patio area. Flower and shrub borders. Shed. Timber fencing to boundaries.

Agents Note

Council Tax Band: Currently D

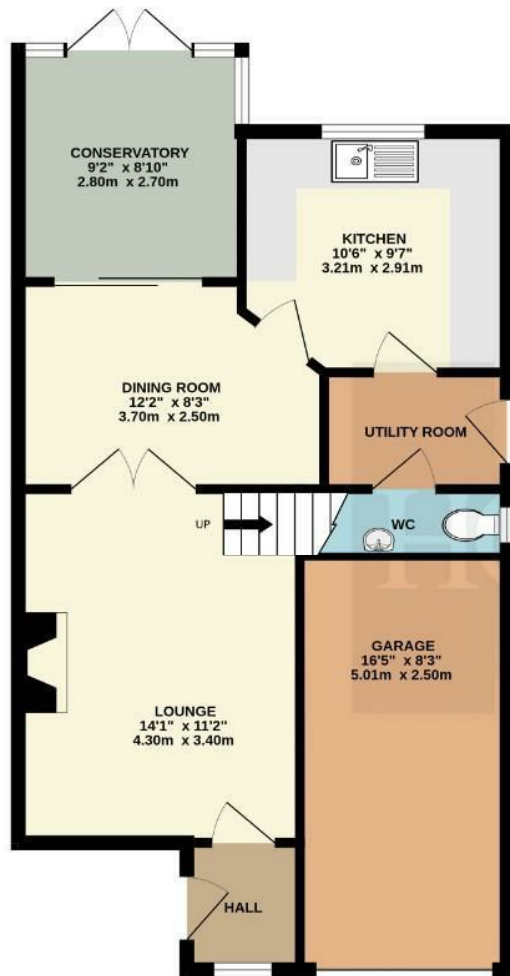
Energy Efficiency Rating: C



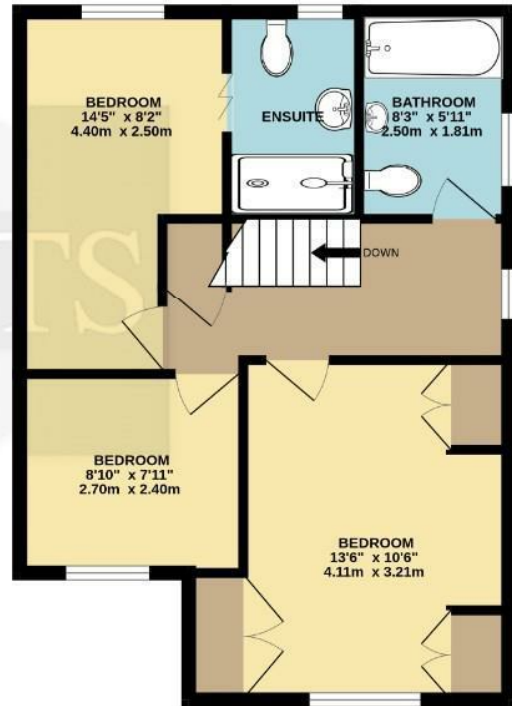




GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



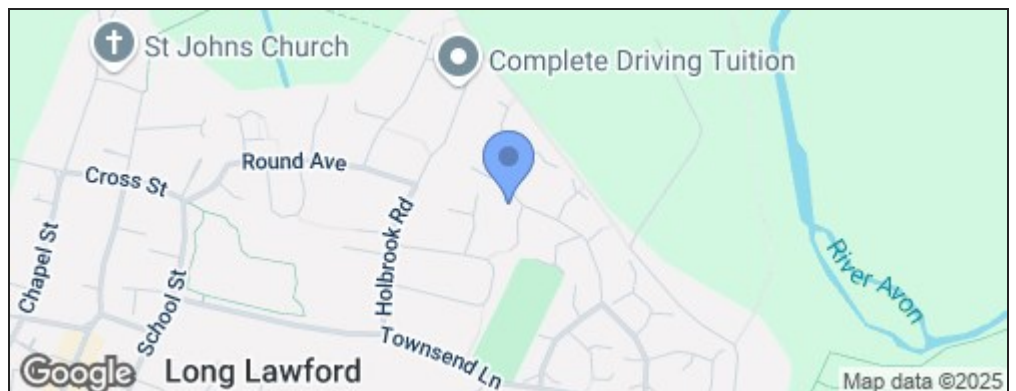
1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		84
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer

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.