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Livingstone Avenue, Long Lawford
Offers in the region of £400,000

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ESTATE AGENTS

Livingstone Avenue, Long Lawford, Rugby

Nestled in the charming village of Long Lawford, Rugby, this delightful three-bedroom detached house on Livingstone Avenue presents an excellent opportunity for families and individuals alike. Set on the outskirts of the village, the property boasts a generous garden, perfect for outdoor activities, gardening, or simply enjoying the tranquillity of village life. The home offers ample space and potential for those looking to extend or redevelop, subject to planning permission. This flexibility allows you to tailor the property to your specific needs and desires, making it an ideal canvas for your dream home. With no chain involved, the process of acquiring this property is straightforward, allowing for a smooth transition into your new abode. The peaceful surroundings and community spirit of Long Lawford make it a wonderful place to settle down, while still being conveniently located for access to Rugby and its amenities. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are a first-time buyer, a growing family, or looking to invest, this home offers a unique opportunity to create a personalised living space in a desirable village setting. Do not miss the chance to explore the potential this property holds.

Covered Porch

Kitchen / Dining Hall 12'7" x 17'1" (3.84 x 5.21)

A selection of base cupboards and drawers with inset sink unit. Eye level units with tiled splashbacks. Adjacent unit with worktop above. Timber cladding to ceiling. Recess for upright fridge freezer. Window to rear. Door to front.

Living Room 10'7" x 16'5" (3.25 x 5.01)

Patio doors to rear garden. Fireplace with exposed brick surround. Window to front.

Side Porch

Door to side.

Pantry



Inner Hallway

Doors to rear garden. Doors to

Store Cupboard

Downstairs Shower Room 9'7" x 7'6" (2.94 x 2.29)

Low flush WC. Wash hand basin. Walk in shower with fully tiled walls. Window to rear and side.

Bedroom One 16'6" x 8'4" (5.03 x 2.56)

Radiator. Window to front.

First Floor

Doors to

Bedroom Two 11'4" x 10'2" (3.47 x 3.11)

Eaves storage. Radiator. Window to side.

Bedroom Three 10'1" x 8'9" (3.09 x 2.67)

Radiator. Window to side

Garage

Single detached garage.

Front Garden

Large stoned driveway with off road parking for 3 / 4 vehicles.

Rear Garden

Large rear garden that is laid mainly to lawn. Fully enclosed by timber fencing.

Agents Note

This property not only offers a generous plot and versatile accommodation, but is also set among a number of properties on the street that have been tastefully extended and transformed into substantial executive detached homes. This well-established precedent highlights the outstanding scope for enlarging, remodelling, or upgrading the property to create a bespoke, high-value residence. Both the immediate neighbour's and wider street present examples of elegant living spaces, luxury kitchens, and extended floorplans—demonstrating how investment here yields superb results and strong long-term value. This capacity for transformation, paired with the already impressive footprint, underscores the rare opportunity available: buyers can realize their property vision and enjoy the benefits of a thriving, aspirational address in Rugby's sought-after Long Lawford village.



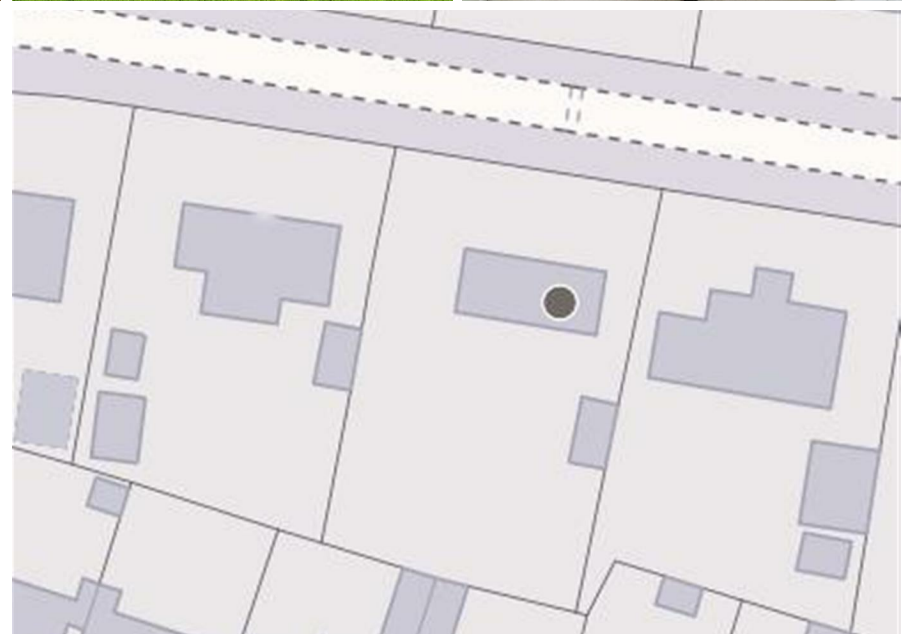
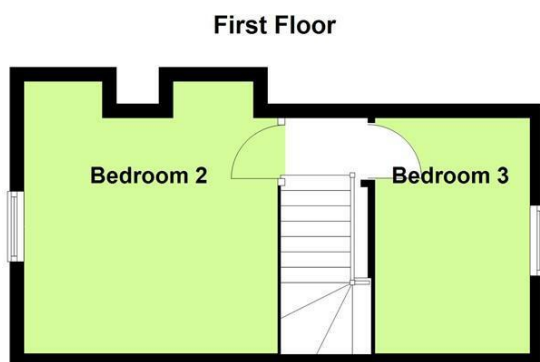
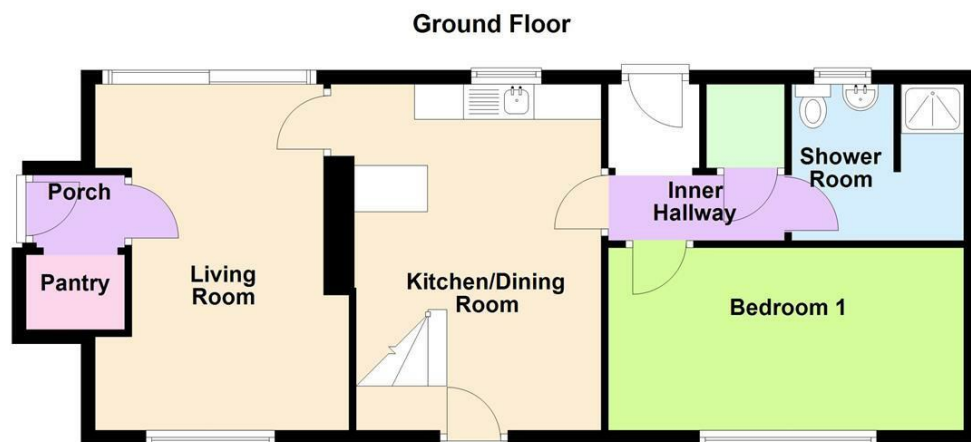
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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