Lawford Road, New Bilton
Offers Over £170,000

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ESTATE AGENTS

Lawford Road, New Bilton, Rugby

Complete Estate Agents are pleased to offer for sale this spacious and well presented and homely property within close proximity to main transport links. This home offers : Through Lounge/Diner, Re-fitted Kitchen, Utility Room with Guest WC, Two Double Bedrooms, Spacious Re-fitted Upstairs Four Piece Bathroom and a pleasant rear garden with off road parking and detached garage. Viewing is strongly advised. No upward chain.

Entrance Hall
Door into lounge/diner and further accommodation. Double panel wall mounted radiator. Coving to ceiling.

Lounge 23'9" x 10'2" (7.26 x 3.12)
With uPVC double glazed windows to the front aspect and to the rear aspect. With two double panel wall mounted radiators. Telephone point and Sky point. Electric flame effect remote controlled fire place with wooden half mantle and surrounds. Coving to ceiling. Door to under stairs cupboard.

Kitchen 14'4" x 6'11" (4.39 x 2.13)

With ceramic tile flooring. Coving to ceiling. A full range of base and eye level units with complementary roll top work surface. Tiling to splashback area. Under cabinet lighting. With a built in oven, hob and extractor. Weaving through to an inner lobby which has space for an upright fridge/freezer. Ceramic tiled flooring continues.

Utility Room 6'9" x 5'4" (2.08 x 1.65)

With an obscure uPVC double glazed window to the side aspect. Half height tiling. Low flush toilet. Double panel wall mounted radiator. Base level units. Space and plumbing for a washing machine and a tumble dryer.

Landing

Having doors off to bedrooms one and two (both doubles) with door to bathroom and loft access point.

Bedroom One 11'5" x 12'2" (3.48 x 3.71)

With two uPVC double glazed windows to the front aspect. Single panel wall mounted radiator. Built in storage cupboard. Coving to celling. TV point.

Bedroom Two 11'10" x 7'6" (3.63 x 2.31)

With uPVC double glazed windows to the rear aspect. Single panel wall mounted radiator.

Bathroom 10'9" x 6'11" (3.28 x 2.13)

With uPVC double glazed window to the rear aspect. Single panel wall mounted radiator. Panelled bath. Pedestal wash hand basin with mixer tap. Tiling to splashbacks. Low toilet. Oversized shower cubicle, full tiling and several settings.

Outside

Consists of initial patio area with wooden archway. Leading to a further patio area including lawn area. The garden itself is enclosed by fencing, low level wall and trellising with an outside tap. Gated side pedestrian access. Remainder of the garden is mainly laid to lawn with flower, plants and shrub borders. At the end of the garden is vehicle hardstanding through secure gated access leading to detached garage.

Garage

Single Detached Garage with metal up and over door. Power and light connected with side courtesy door from the garden.

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 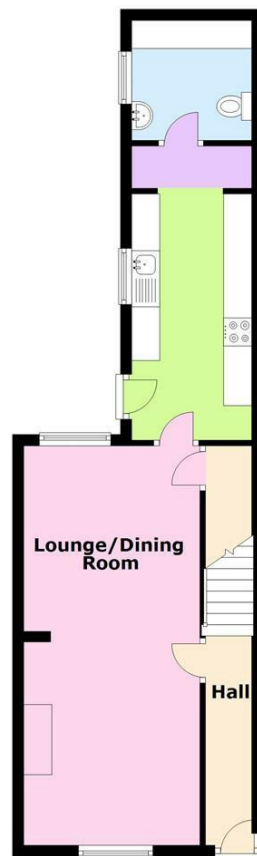eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

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

Ground Floor

Lounge/Dining Room

Hall

First Floor

Bathroom

Bedroom 2

Bedroom 1

This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

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