



8 Livingstone Avenue Long Lawford, Rugby, CV23 9BU

EXCEPTIONAL, UNIQUE, CONTEMPORARY - This one really is something special!

This immaculate, EXECUTIVE DETACHED residence, has been finished to an extremely high standard, offering contemporary open plan living accommodation, perfect for modern family life.

The property is situated on a GENEROUS PLOT and PRIVATE ROAD, in the sought after village of Long Lawford, with an 'In and Out' driveway and garage providing OFF ROAD PARKING FOR UPTO TEN VEHICLES. No Onward Chain

Entering this home, you are welcomed by a 'WOW FACTOR' spacious entrance hall with vaulted ceiling and full height glazing to the frontage, providing a wealth of natural light and a

Guide price £850,000

8 Livingstone Avenue

Long Lawford, Rugby, CV23 9BU



- Outstanding Executive Detached Property
- In & Out Driveway for Upto Ten Vehicles Plus Garage
- Contemporary Open Plan Living
- MUST BE VIEWED TO APPRECIATE
- Four Double Bedrooms
- Generous Landscaped Plot On Private Road
- Stunning Fitted Kitchen With Island & Granite Worksurfaces
- NO ONWARD CHAIN
- Exceptionally High Standard of Finish
- Vaulted Ceiling Entrance Hall With Full Height Glazing

Entrance Hall

Living Room

19'7" x 16'6" (5.99 x 5.05)

Dining Room

14'4" x 10'0" (4.39 x 3.05)

Kitchen

21'9" x 13'6" (6.63 x 4.14)

Utility Room

10'5" x 6'5" (3.18 x 1.96)

Guest WC

Garage

15'5" x 10'11" (4.70 x 3.33)

Store

18'11" x 12'11" (5.79 x 3.96)

Pergola

12'11" x 8'11" (3.96 x 2.72)

Bedroom One

14'7" x 14'7" (4.47 x 4.47)

En-Suite

Dressing Room

Family Bathroom

Bedroom Two

13'8" x 12'11" (4.17 x 3.94)

Bedroom Three

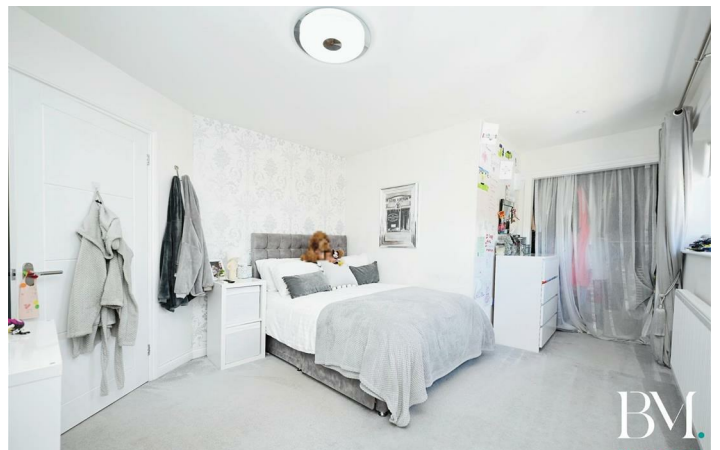
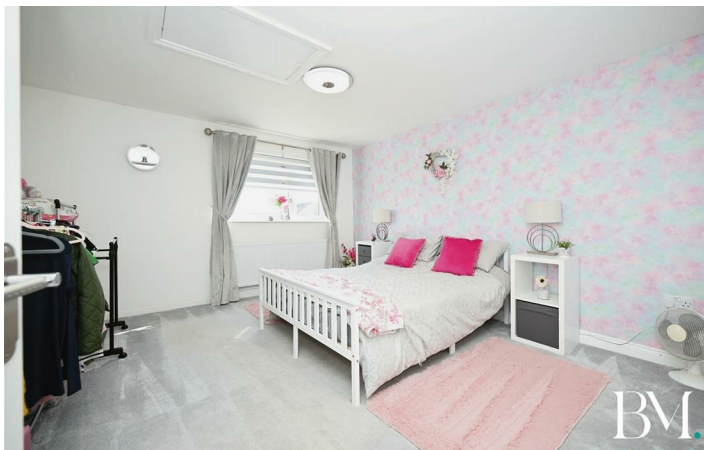
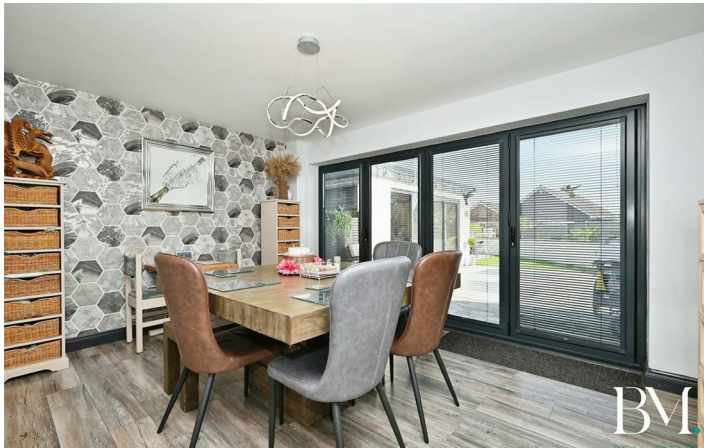
16'11" x 11'5" (5.18 x 3.48)

Bedroom Four

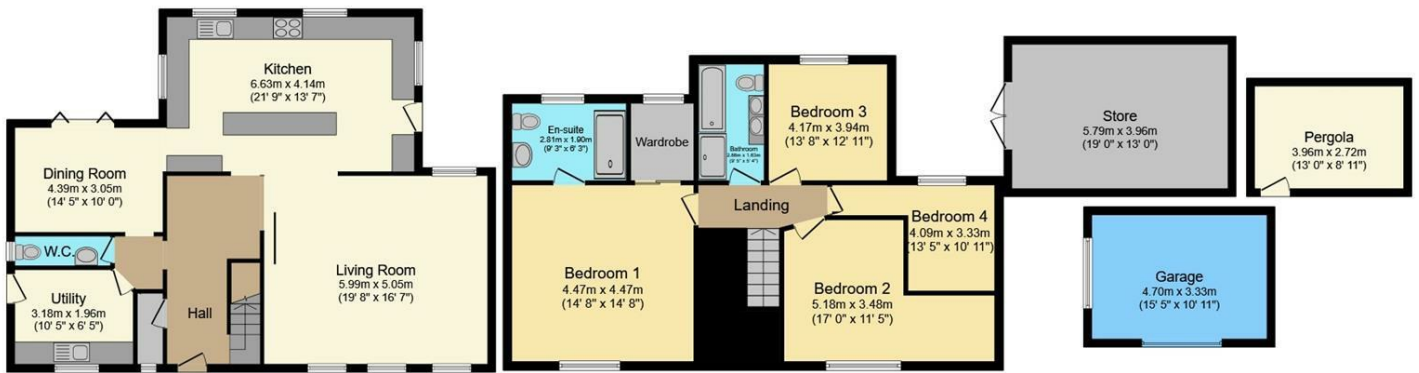
13'5" x 10'11" (4.09 x 3.33)



[Directions](#)



Floor Plan



Ground Floor
Floor area 97.3 sq.m. (1,047 sq.ft.)

First Floor
Floor area 74.3 sq.m. (799 sq.ft.)

Outbuilding
Floor area 49.0 sq.m. (528 sq.ft.)

Brian McG.
REAL ESTATE

TOTAL: 220.6 sq.m. (2,374 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

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