



Ellis Brooke



27 Townsend Lane

Long Lawford, Rugby, CV23 9DQ

Guide price £550,000



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Entrance Hall

A welcoming entrance to the home which benefits from a window to the side elevation. The entrance hall has a fully tiled floor along with walls which are part tiled with abstract art pattern Nexide tiles imported from Spain in combination with modern paneling along with a mirror ceiling. From the entrance hall, there are doors/openings through to.

Living Room

14'6" x 11'4" (4.42m x 3.47m)

A spacious living room that benefits from a bay window to the front elevation. With Oak flooring laid to a herringbone pattern and panelled walls.

Kitchen

14'4" x 11'3" (4.37m x 3.43m)

A modern and stylish kitchen that benefits from two windows found to the side elevation and a further window to the rear elevation. In addition to the rear elevation of the room there is a door which gives access through to the rear lobby. The kitchen itself comprises of a range of base and tall larder style units with a worktop over. Within the kitchen there is a fitted electric oven and grill along with self venting induction hob as well as a fitted fridge/freezer.

Bedroom 1

11'5" x 12'11" (3.48m x 3.96m)

A spacious double bedroom that benefits from a bay window to the front elevation flooding the room with natural light. There is a feature wall with book-matched Statuario Classic large porcelain tiles and oak floors in a herringbone pattern. From the bedroom, there are sliding doors which provide access through to.

Ensuite

10'5" x 7'6" (3.19m x 2.31m)

A modern and stylish ensuite bathroom that has a suite that comprises of a low-level flush WC, his and hers sinks with vanity unit under and freestanding bath. Within the ensuite the floor is fully tiled and the walls are of a combination of tiles and paneling. There is a window to the side elevation.

Bedroom 2

10'11" x 9'5" (3.35m x 2.89m)

A good sized double bedroom that benefits from double opening doors to the rear elevation, providing access to the garden, and a further window found to the side elevation. There is a feature wall with book-matched Statuario Classic large porcelain tiles and oak floors in a herringbone pattern.

Bedroom 3

7'8" x 11'5" (2.34m x 3.48m)

A double bedroom that benefits from a window to the side elevation. There is a feature wall with book-matched Statuario Classic large porcelain tiles and oak floors in a herringbone pattern.

Bathroom

10'0" x 9'3" (3.06m x 2.82m)

A modern and stylish family bathroom that has a suite that comprises of a low-level flush WC, wash hand basin with vanity unit under, larger than average shower with rainfall style attachment and freestanding bath. Within the family bathroom the floor is fully tiled and the walls are covered with tiles and stylish modern paneling.

Rear Lobby

With windows and doors found the side elevation which give access to the garden beyond. In addition there are doors which provide access through to.

WC

With a WC.

Store Room

11'2" x 8'3" (3.42m x 2.54m)

With a window to the side elevation and an opening giving access to a further area that provides more storage.

Rear Garden

This large rear garden has to the immediate rear of the bungalow is a yard area which has a paved pathway leading to a further area of garden behind a fence, which has been laid to lawn with a mature tree.

Detached Garage

With double opening doors to the front elevation and frosted windows to both sides and rear elevations.

Front Garden and Parking

A good sized front garden, which in the main has been laid to lawn. There are hedged boundaries to two elevations and a large driveway provides ample off-road parking for numerous vehicles and also gives access to the garage. To the side of the bungalow there are double opening gates, which provide access to the rear garden.

Smart Home Features

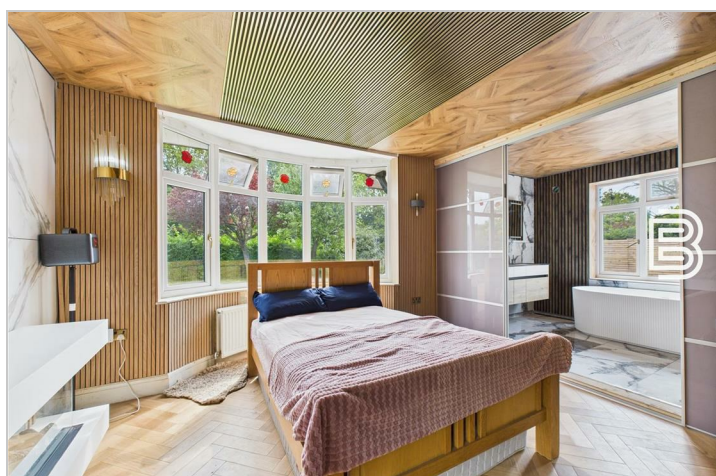
- Smart Controls: Lights & switches via Aqara app (Alexa & Apple Home compatible).

- 24/7 Security: Via Eufy – 4K solar-powered cameras with app monitoring.

- Remote Heating: Vaillant combi boiler & water temperature control via app.

Planning Permission

This property benefits from granted planning permission for the erection of a single storey rear extension and loft conversion with side dormer. Copies of the plans and planning permission can be viewed on the Rugby Borough Council Planning Portal with the reference: R23/1151. Permission was granted on 25th April 2025.



Road Map



Hybrid Map



Terrain Map



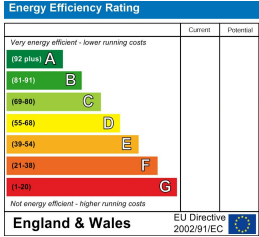
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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