



Herdwick Close,Long Lawford Rugby CV23 9FR



welcome to

Herdwick Close, Long Lawford Rugby

- £10,000 STAMP DUTY CONTRIBUTION
- LAST PLOT REMAINING!
- Stunning Five Bedroom Home
- Generous Sized Reception Room
- Modern Open Plan Style Kitchen / Family Room

Tenure: Freehold EPC Rating: Exempt

£550,000

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About This Home Ground Floor

The property in brief comprises of an ample sized entrance hallway which is bright and airy and leads into the generous sized reception room with double windows attracting plenty of natural lighting into the home. On the adjacent side of the hallway is another reception room which can be used as a snug room or a study. The hallway also has a W.C Cloakroom.

The kitchen is modern throughout and has an open plan style living perfect for those who enjoy hosting. The kitchen benefits from integrated appliances and ample cupboard space. There are double French doors opening from the kitchen out into the garden.

First Floor

The first floor consists of bedroom two, three four and five and the main family bathroom. Bedroom two is complimented by an ensuite and bedroom three and four are also double in size and the fifth bedroom being a larger than most single room.

Second Floor

The second floor consists of the master bedroom which is grand in size and is complimented by a dressing area, dressing room and an impressive ensuite with a bespoke his and hers vanity sink offering that luxury to the master bedroom. The dressing room

could also be used as an additional bedroom or work from home space.

Outside

The rear garden is majority turfed with a patio area and is perfect for those who seek a low maintenance garden and allows side access to the property. Additionally the property has a driveway and garage with up and over door and power supply.

Please Note

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Property Ref:

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