



11 Kerry Hill Drive, Rugby, Warwickshire, CV23 9FQ

HOWKINS &
HARRISON

11 Kerry Hill Drive,
Rugby, Warwickshire,
CV23 9FQ

Guide Price: £240,000

A delightful two bedroom semi detached property located in the vibrant village of Long Lawford. Step inside to discover a well designed open plan kitchen/diner, complete with a convenient utility room to one side. The kitchen seamlessly flows through to the sitting room, creating a perfect space for entertaining guests or relaxing after a long day. The property boasts two bedrooms, with the master bedroom featuring built-in wardrobes and an en-suite bathroom for added comfort and convenience. The property offers off-road parking to the front, ensuring that you always have a convenient place to park your vehicle. Located on the outskirts of Rugby, you'll enjoy the tranquility of suburban living while still being close enough to the amenities of Rugby town.

Features

- Two double bedrooms
- En-suite shower room to the master room
- Wooden flooring throughout the ground floor
- Fitted wardrobes to the master bedroom
- Private rear garden
- Parking to the front
- Modern fitted kitchen
- Open plan kitchen/diner with separate utility area
- Built-in appliances
- Village location



Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, open 7am to 10pm every day of the week. The village also benefits from two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.



Ground Floor

A light and spacious sitting room to the front of the property, with a large understairs storage cupboard, opens into the kitchen/diner, fitted with a wide range of built-in modern units and appliances to include an electric oven hob and extractor, built-in fridge/freezer and a dishwasher. French doors with glazed panels either side flood the room with natural light and provide access to the rear garden. A handy utility area with space for appliances is tucked away in the corner, with a door through to the downstairs cloakroom, fitted with a modern white suite. The ground floor is fitted with wooden flooring throughout.

First Floor

The first floor accommodation has two double bedrooms. The master bedroom benefits from fitted double wardrobes with mirrored sliding doors and a door through to the en-suite shower room, comprising of a modern white suite with a shower enclosure, heated towel rail, wash hand basin and a WC. The family bathroom completes the first floor accommodation and is also fitted with a modern white suite, with a panelled bath with glass shower screen and shower over, WC and wash hand basin.

Outside

To the front of the property there is tandem parking for two vehicles, with a grass area and pathway leading to the front door. To the side of the property, a further pathway leads to a gate which provides access to the enclosed rear garden, which is mainly laid to lawn with attractive borders planted with various plants, flowers and shrubs.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

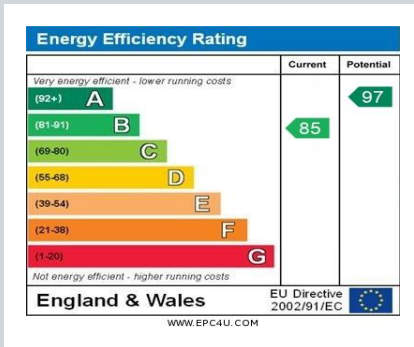
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

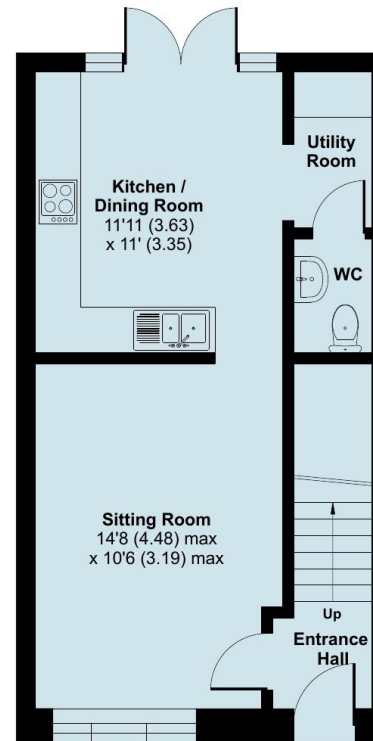
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – C.



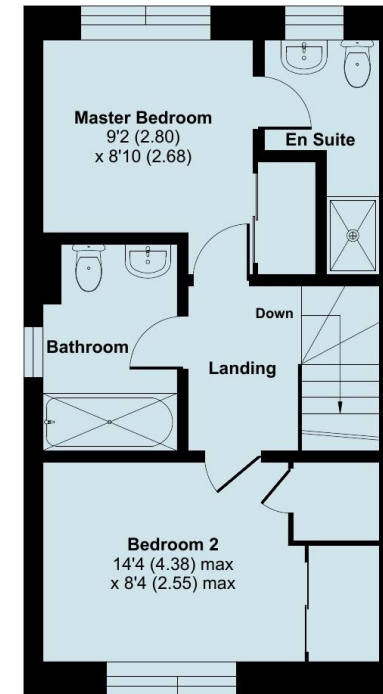
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Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1158006

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.