



1 Lelleford Close, Long Lawford, Rugby, Warwickshire, CV23 9FP

HOWKINS &
HARRISON

1 Lelleford Close,
Rugby, Warwickshire,
CV23 9FP

Guide Price: £455,000

An executive detached property offering modern and stylish living accommodation situated in the highly sought village of Long Lawford, close to excellent schools, transport links and Rugby town centre. The property is offered for sale with no onward chain and benefits from an open plan kitchen/dining/family room, study and separate sitting room.

Features

- Four bedroom detached
- No onward chain
- Three reception rooms
- Open plan kitchen /family room
- Galleried landing
- En-suite to the master bedroom
- Off-road parking and a single garage
- Modern kitchen with built-in appliances
- Overlooking the Green



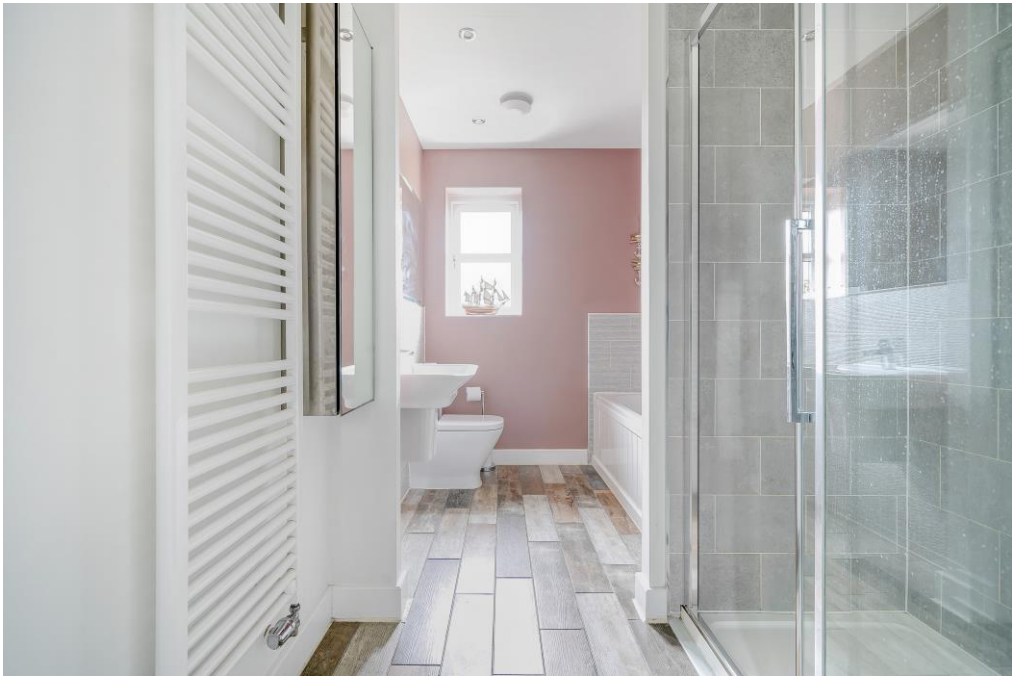
Location

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 well designed ground floor with a study and sitting room to the front of the property and entrance hall leading to the open plan kitchen/ family/dining room, a versatile room with space for modern everyday living allowing for a large dining table and chairs, whilst still having space for sofas. The kitchen has been fitted with a large range of grey shaker style units with built-in appliances to include a double electric oven, induction hob with extractor fan above, dishwasher and a fridge/freezer. A large utility cupboard houses the washing machine and tumble dryer. Double doors lead out to the rear garden and the stairs rise to the first floor.



First Floor

A galleried landing leads to four bedrooms to the first floor. The master suite is fitted with built-in double wardrobes with sliding doors and an en-suite shower room, fitted with a modern white suite comprising of a shower cubicle, wash hand basin and WC. Three other bedrooms and the family bathroom complete the first floor accommodation. The family bathroom is fitted with a modern white suite comprising of a separate shower enclosure, bath, wash hand basin, heated towel rail and WC, finished with attractive wood effect tiling to the floor.

Outside

To the front is a low maintenance front garden with paved pathway to the front door, with slate shingle either side. A private walled garden to the rear is mostly laid to lawn with a paved patio to the rear and a decked area to the corner of the garden, offering further outdoor seating space. A gate leading to the parking and garage with an up and over door and eaves storage to the rear.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

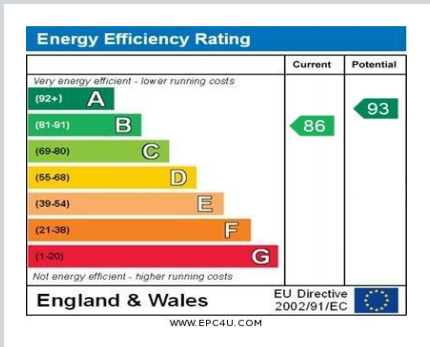
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – E.



Howkins & Harrison

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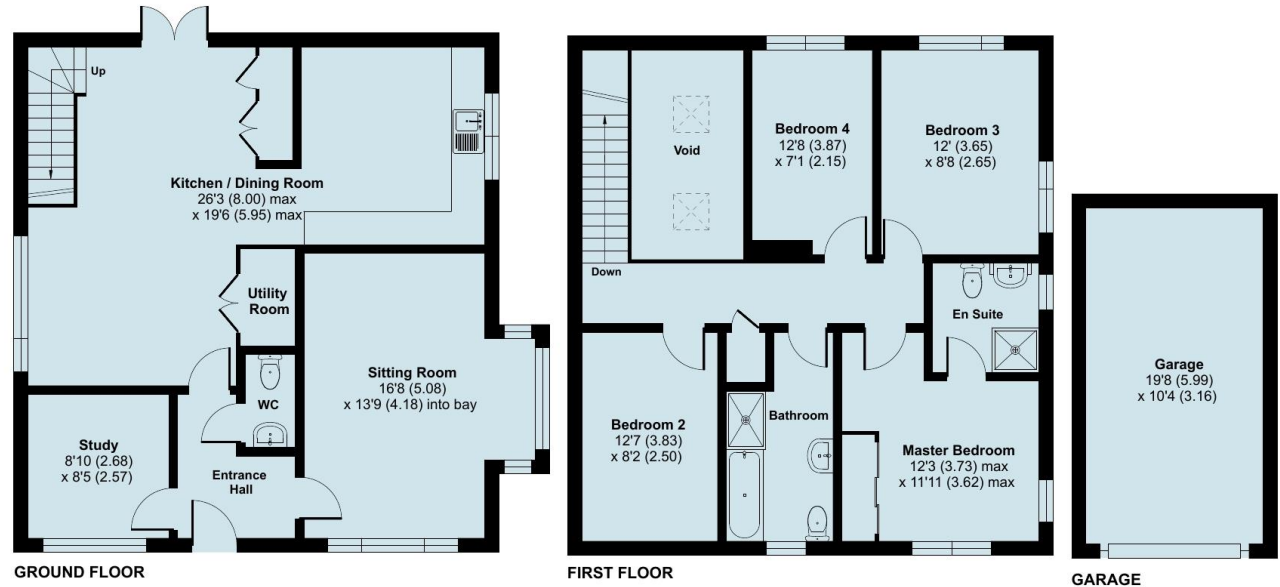
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Approximate Area = 1467 sq ft / 136.2 sq m (excludes void)

Garage = 204 sq ft / 18.9 sq m

Total = 1671 sq ft / 155.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Howkins & Harrison. REF: 1153679

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