



11 Herdwick Close, Long Lawford, Warwickshire, CV23 9FR

HOWKINS &
HARRISON

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Warwickshire, CV23 9FR

Guide Price: £550,000

A brand new five/six bedroom, spacious family home set over three floors, with garage and parking. Located on an exclusive development of just three family homes in the popular village of Long Lawford this property offers versatile family living accommodation with easy access to local amenities.

Features

- Stamp Duty Contribution
- 5/6 bedrooms
- Open plan living kitchen/dining room
- Sitting room and study
- Exclusive development of three houses
- Turfed rear garden with patio
- Garage and power supply
- 10 year build guarantee



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, 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 spacious entrance provides access to the hall where stairs rise to the first floor and oak doors provide access to the ground floor accommodation including the cloakroom fitted with wash hand basin and WC. The living room features dual aspect windows and is flooded with natural light and there is a study overlooking the front elevation. Overlooking the rear aspect, the open plan kitchen offers a generous dining space ideal for entertaining and is fitted to a contemporary design with numerous white wall and base cabinets including wine racking, pan and cutlery drawers with work surface over. Integrated appliances include a gas hob with extractor fan over, dishwasher, fridge, freezer and wine chiller. French doors open to the rear garden and a further door provides access to the integral garage.

First Floor

A spacious galleried landing leads to four double bedrooms and the family bathroom with bedroom two benefitting from an attached tiled ensuite fitted with a bath with shower over, wash hand basin, WC and heated towel ladder. The family bathroom provides a bath, WC and wash hand basin.



Second Floor

The principal suite is of a generous proportion with walk in wardrobe and separate dressing room (which could also make an ideal nursery or sixth bedroom) along with a stylish shower room featuring 'his and hers' vanity units inset over a wall hung vanity unit, WC chrome and glass shower enclosure which complements the heated towel ladder.

Outside

To the front of the property there is a block paved drive with parking for three cars and a single garage. A side gate provides access to the rear of the property which is enclosed by close board fencing and is mainly laid to lawn with a patio ideal for entertaining.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. 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 – TBC

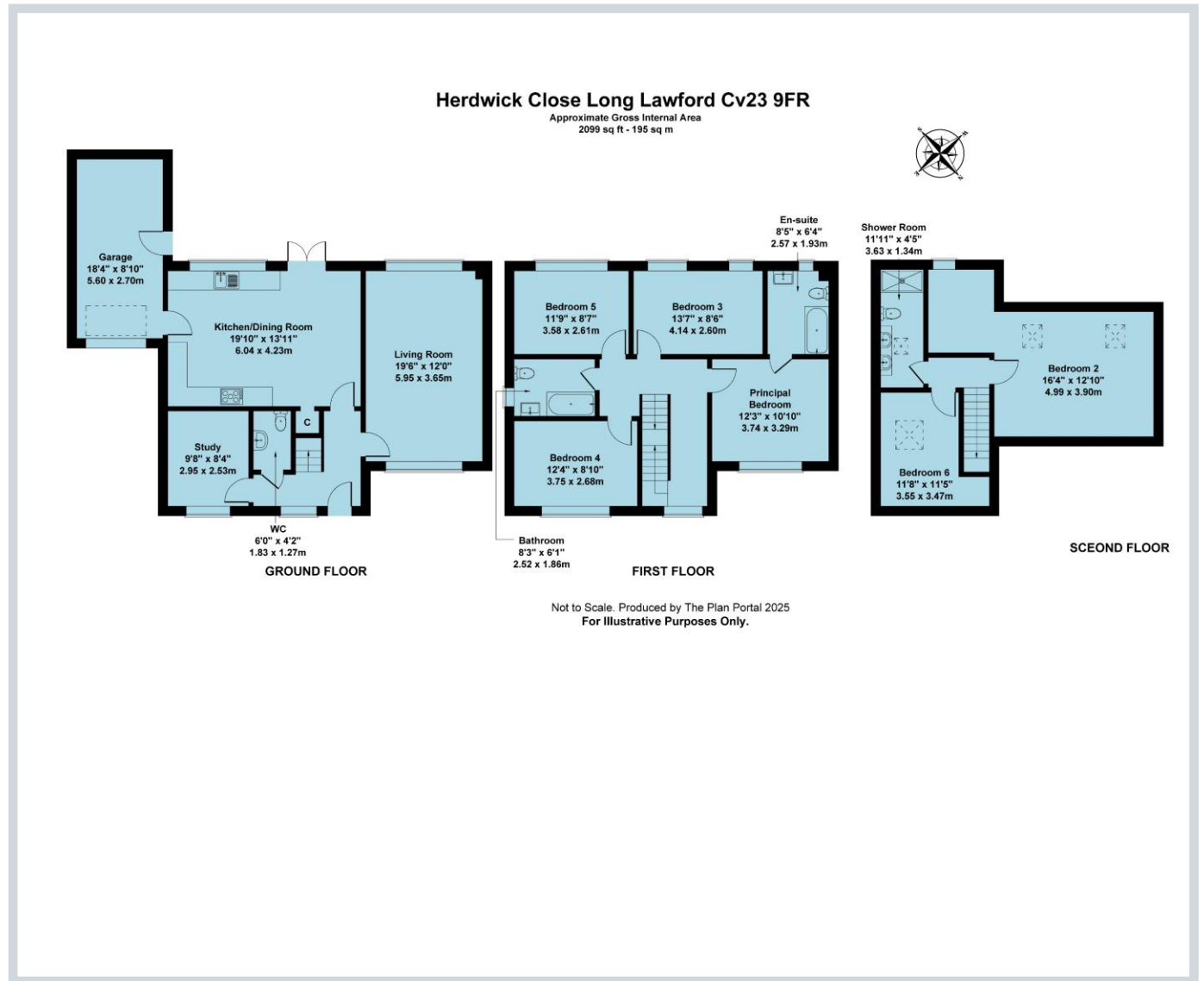
**HOWKINS &
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AWAITING EPC

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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.



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