



27 Townsend Lane, Long Lawford, Rugby, Warwickshire, CV23 9DQ

HOWKINS &  
HARRISON

27 Townsend Lane,  
Long Lawford, Rugby, Warwickshire,  
CV23 9DQ

Guide Price: £500,000

A recently renovated, three bedroom detached bungalow sitting on a large plot, measuring approximately 0.31 of an acre, with a detached garage and out buildings. The bungalow is finished to a high specification and offers three double bedrooms, including a master bedroom with a boutique style en-suite and a family bathroom with a walk-in shower and separate bath. The property has approved planning permission in place for the erection of a single-storey extension and a loft conversion with dormer, which will add approximately 100 sqm of additional living space.

#### Features

- Detached Bungalow
- Village location
- Three double bedrooms
- Master with en-suite bathroom with free standing bath
- Bathroom with walk-in shower and freestanding bath
- Spanish tiles and Oak flooring
- Shaker style kitchen with built-in appliances
- Larger than average plot
- Outbuildings and garage
- With full planning permission to extend. Planning Ref no: R23/1151



## 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.



## Accommodation

A welcoming entrance hall, fitted with Spanish tiles and wood panelling, leads to the master bedroom to the front of the property, fitted with oak herringbone flooring, a tiled feature wall with a wall mounted living flame fire along with wood panelling which has sliding doors opening into the boutique en-suite bathroom. The bathroom is finished with quality sanitaryware and comprises of a contemporary free-standing bath, vanity unit with 'his and hers' sinks, tiling to the floor and walls, with wood panelling and ambient lighting. The sitting room also features herringbone oak flooring, tiles and wood panelling, along with a bay window overlooking the front garden. There is a continuation of the herringbone oak flooring into bedroom two and three which are also fitted with and a mix of wall and ceiling finishes, with bedroom two having double doors opening out onto the rear garden. The family bathroom is fitted with a four-piece suite comprising of a walk-in shower, free standing bath, vanity unit with wash hand basin and a WC. The bathroom is complete with tiling, wood panelling and stone effect tiles along with ambient lighting. The kitchen, to the rear of the property, is fitted with a range of painted shaker style units along with an island unit and built in appliance's comprising of a fitted electric oven and grill, along with a self-venting induction hob, as well as a fitted fridge/freezer. A door from the kitchen opens into a rear lobby with access to a large store to the rear.





## Outside

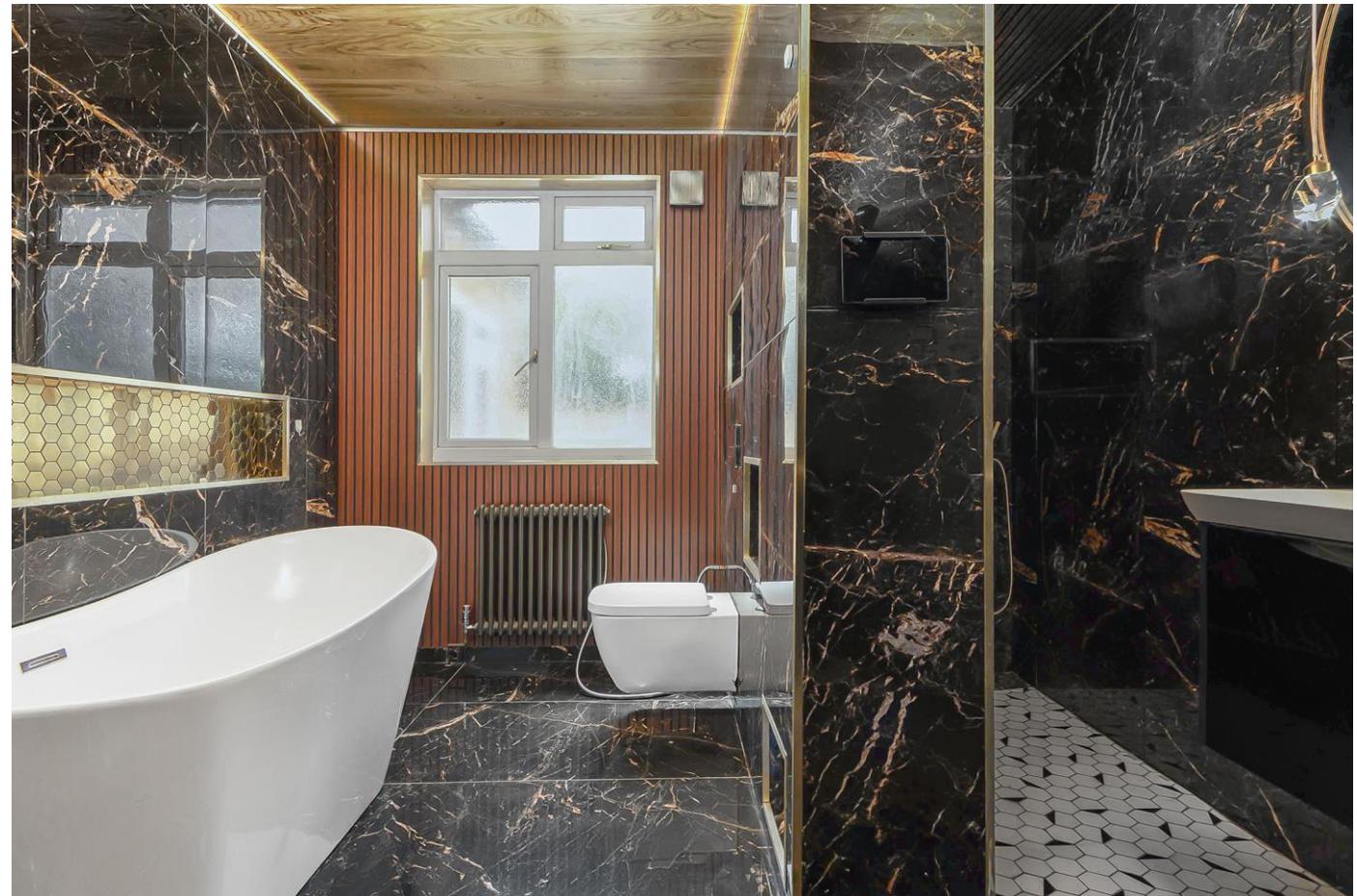
A good sized front garden, which in the main has been laid to lawn. There are hedged boundaries to two elevations and a large driveway provides ample off-road parking for numerous vehicles and provides access to the garage. To the side of the bungalow there are double opening gates, which provide access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

## Agents Note

The property has approved planning permission in place for the erection of a single-storey extension and a loft conversion with dormer, which will add approximately 100 sqm of additional living space. The full planning application can be viewed on Rugby Borough Council's planning portal.

Planning application Ref: R23/1151

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

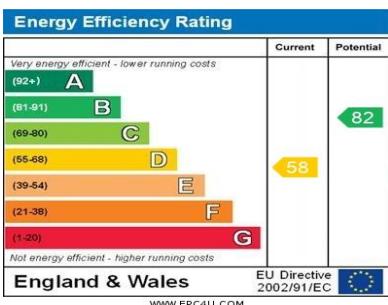
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

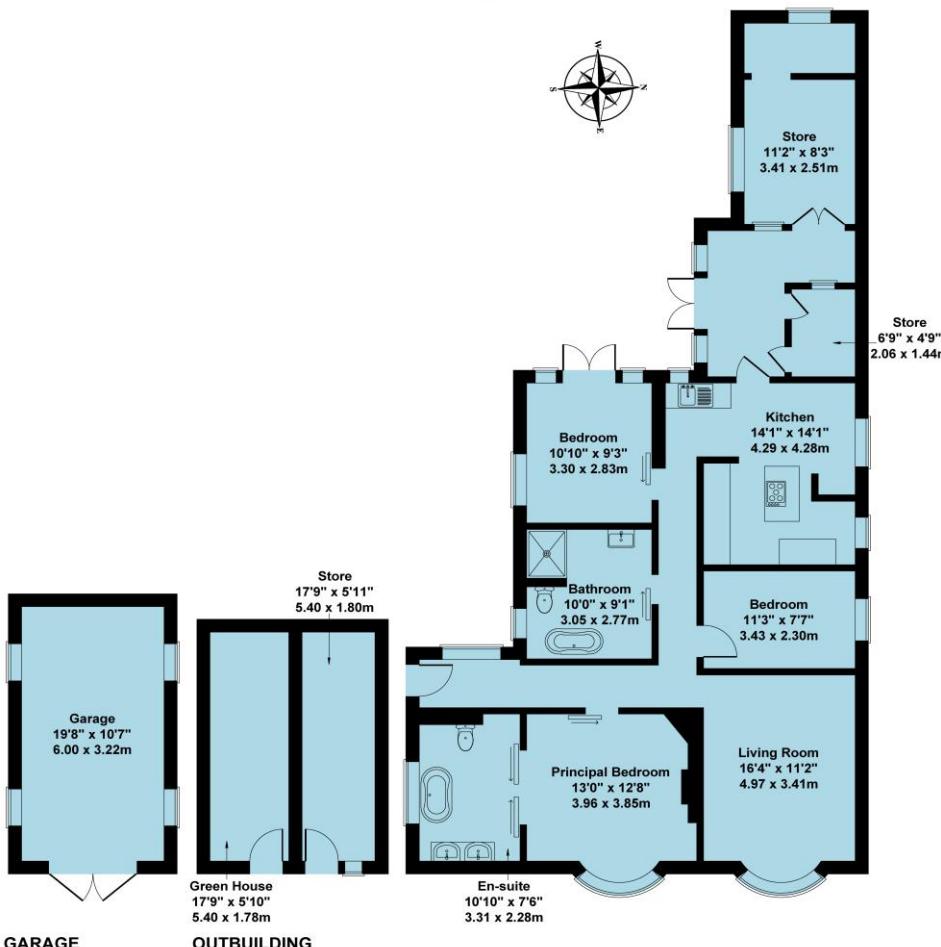
## Local Authority

Rugby Borough Council. Tel: 01788-533533.  
Council Tax Band – E.



## 27 Townsend Lane Lane Long Lawford CV23 9DQ

Approximate Gross Internal Area  
1722 sq ft - 160 sq m



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [@HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [@HowkinsLLP](https://www.instagram.com/howkinsllp)

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.



**rightmove**  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.