



Tower View, Kings Newnham Road, Church Lawford, Rugby, CV23 9EP

HOWKINS &
HARRISON

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Offers in Excess of: £475,000

A very well presented spacious bungalow located on a generous private plot in the ever-popular village of Church Lawford. The plot is located opposite open fields and benefits from a large driveway which provides off-road parking for numerous vehicles and also gives access to the single garage. The large mature gardens surround all sides of the property, giving a good level of privacy and a feeling of space.

Features

- Spacious detached bungalow
- Very well presented throughout
- Sought after village location
- Large kitchen/dining/family room
- Separate lounge
- Four good sized bedrooms
- Wood effect UPVC double glazed windows and doors
- Gas fired central heating
- Mature private plot
- Off-road parking
- Single garage



Location

Church Lawford is situated five miles from the centre of Rugby which offers a wide range of shopping facilities and is ideally placed for access to the excellent road network surrounding Warwickshire. There is also a frequent train service from Rugby station arriving in Euston London in under 50 minutes. The Old Smithy public house serves good food and guest beers and there are many footpaths and bridleways surrounding the village for keen walkers and ramblers. The village hall provides a hub for social activities.



Accommodation

A covered entrance porch leads into the entrance hall which has two storage cupboards and doors to the kitchen, bathroom, lounge, and bedrooms. The spacious lounge has a feature fireplace with a contemporary gas fire inset and leaded light French doors which lead out to the garden. The kitchen/dining room has a range of wooden units with tile effect worktops and built-in appliances including electric oven and grill, five ring gas hob with extractor over, and integrated dishwasher and fridge. The dining area has ample space for a dining table and a very pleasant sitting area with French doors onto the garden. A utility room off the kitchen has further units, a sink, access to loft storage, and a door to the rear.

All the bedrooms are doubles and all have lovely views over the gardens. The master bedroom has fitted wardrobes with sliding mirrored doors and an en-suite shower room. Bedroom four also has a fitted double wardrobe with sliding mirrored doors. The family bathroom has tiled flooring a wash hand basin set into a vanity unit, bath with electric shower over, and a heated towel rail.

Outside

The property is surrounded on all sides by well tended gardens which are well screened by mature trees and shrubs and timber panel fencing. There is a good sized private patio area to the front of the property and a large area laid to lawn. A second patio area is located to the rear of the property with a gravelled area providing storage space for bins and a garden shed.

Viewing

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

Fixtures and Fittings

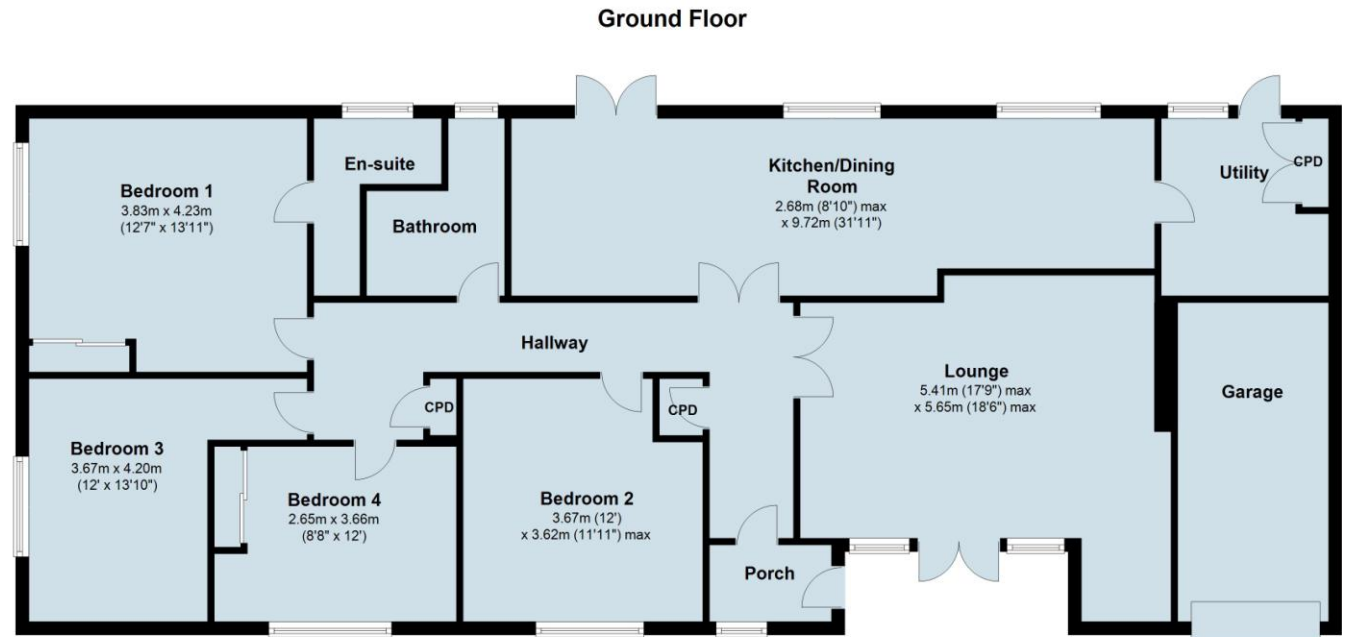
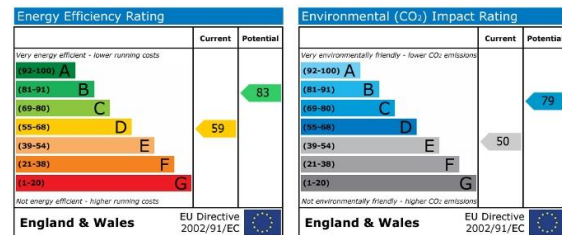
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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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.

