



54 Holbrook Road

LONG LAWFORD, RUGBY, CV23 9AH

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**

54 Holbrook Road

Offers Over £210,000

Have you ever dreamed of entertaining guests while preparing a delicious home cooked meal? Or perhaps an open-plan kitchen, dining and living space that will allow you to spend more time with your family? This dream can be your new reality with this spacious family home.



*To see video, legal pack and
more information scan QR code*



This spacious four-bedroom family home has been recently renovated to a very high standard and largely extended to the rear to include a large open-plan kitchen, dining and living space, off-street parking for up to three vehicles and a low maintenance landscaped rear garden.

Property at a glance

Freehold Family Home

Work From Home Office

Open-Plan Kitchen Space

Large Landscaped Rear Garden

Off-Street Parking For Three Cars

Ideal For Entertaining Guests

Excellent Commuter Transport Links

Retail Park Shopping Minutes Away

Local Schools Within Walking Distance

EPC Rating - D





As you approach this lovely family home you are greeted by a large driveway which is partially block paved and partially covered in gravel. The front of the property benefits from an outdoor tap and an external electrical socket. The guttering is new and the exterior walls of the property have been recently repainted so this property immediately feels very fresh. The South-East facing rear garden is ideal for entertaining guests thanks to the large patio area which provides more than enough space for outdoor seating and a table. There is also a dedicated barbeque and breakfast bar area which is underlit by LED lighting. Can you imagine inviting family and friends around for a lovely summer barbeque here? The rear garden is fully fenced and very private. The rear half of the garden is covered by astroturf which makes the garden very low maintenance!

Located on a quiet road in the heart of the sought after village of Long Lawford. With Cherwell Way Play Area, Long Lawford Primary School and the King George V Playing Field which regularly hosts community events all within walking distance, this family home has got something for everyone! Long Lawford is home to a wide variety of footpaths and countryside walks which surround the village and offer stunning views of the historic Holbrook Grange manor house as well as the River Avon. The property offers easy access to a wide variety of local amenities including a number of local village shops, two local takeaway restaurants and plenty of local public houses.



“For me there are few properties that come to the market that compare to this property, the amount of space it offers is hard to be beaten, ideal for a growing family.”

The entrance hall is large and welcoming and provides access to the first floor, the spacious open-plan kitchen, dining and living space, the cloakroom as well as the fourth bedroom which is currently being used as a work from home office.

The vast open plan kitchen, dining and living space is the real showstopper in this family home. Offering a range of eye-level units as well as matching base units and a wealth of worktop space for food preparation. The kitchen features an integrated fridge-freezer, a built-in dishwasher, an integrated sink, a kitchen peninsula which provides a space for a breakfast bar, space for two appliances which is currently home to a washing machine and a tumble dryer and that's just the kitchen! The dining area is very spacious and offers two under stair storage cupboards. The living area is very cosy, tucked away from the rest of the property and benefits from a gas fireplace with marble surround, it's a perfect place to end your day cuddled up with loved ones. The whole open-plan space benefits from two velux windows as well as oversized French patio doors and a large window all of which provide a wealth of natural light.

The fourth bedroom is a good size and could comfortably house a double bed. However, it is currently being used as a work from home office. The fourth bedroom has large windows that let in a good amount of natural light and offer views of the front of the property. The cloakroom opposite is 90% finished but requires some finishing touches so there's room for the value of this home to grow further with the right improvements.

On the first floor this family home offers a good size landing with a built-in storage cupboard. The landing benefits from a large window which provides picturesque views of the landscaped rear garden. From the landing you can access the remaining three bedrooms as well as the recently refurbished main family bathroom. The family bathroom offers a feeling of luxury thanks to the heated towel rail, pedestal wash basin, WC and an avocado shaped integrated bathtub with fitted shower and shower screen.

The master bedroom is a fabulous size and benefits from large windows with views of the front of the property as well as two built-in wardrobes. The second bedroom is a generous double bedroom and the third bedroom is a single bedroom with lovely views of the rear garden.



The Seller's View

"The best thing about living here has been the peace and quiet of village life. It's lovely to have access to all of the nearby village walks and the house is nice and big which has enabled us to grow our family."

"My favourite time of year here is the summer, the garden is lovely and big and we love enjoying barbeques and family get togethers where we can relax on the patio and at the outdoor food/bar area whilst the children play on the astroturf."

"My fondest memory from living here has been watching the children as they grow up enjoying the house and the garden."

"We were originally attracted to the house for its size, the large rooms, the driveway. Over the years, the house has grown in size and it is now very spacious and bright, with lots of natural light coming in."



"Our favorite room – The Kitchen"

Directions

Heading East on M6, take the junction 1, A426 exit. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At Kipling Roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit onto Newbold Road/A4071. At the roundabout, take the 1st exit. At the roundabout, take the 1st exit. Turn right onto Lawford Road/A428. Turn right onto Townsend Lane. Turn right onto Holbrook Road. 54 Holbrook Road, Long Lawford, Rugby CV23 9AH is on the right.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - A

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

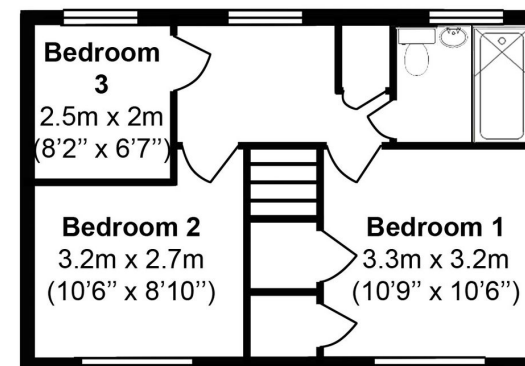
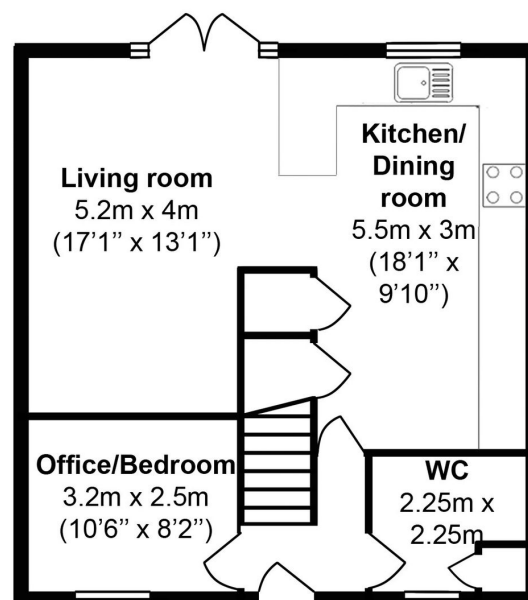
Town Centre 2.1 miles
Primary Schools 0.1 miles
Train Station 3.1 miles
Motorway links 3.6 miles
Airport 23.3 miles
Nearest Towns 8.8 miles
Bus Station 2.8 miles
University 11.4 miles
Hospital 2.6 miles



Holbrook Road, Rugby, CV23

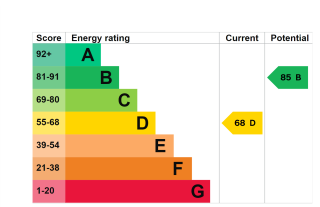
Approximate area = 92.78 sq.m. / 998.68 sq ft

For identification only - not to scale



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton

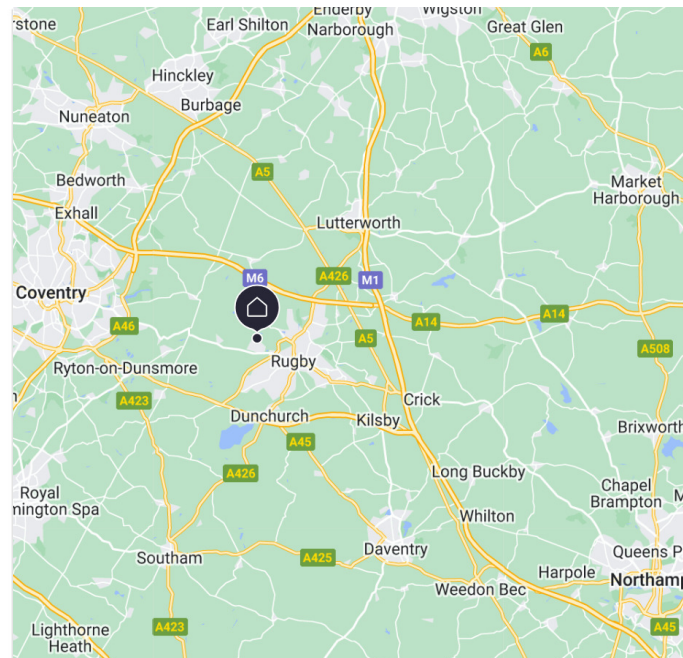
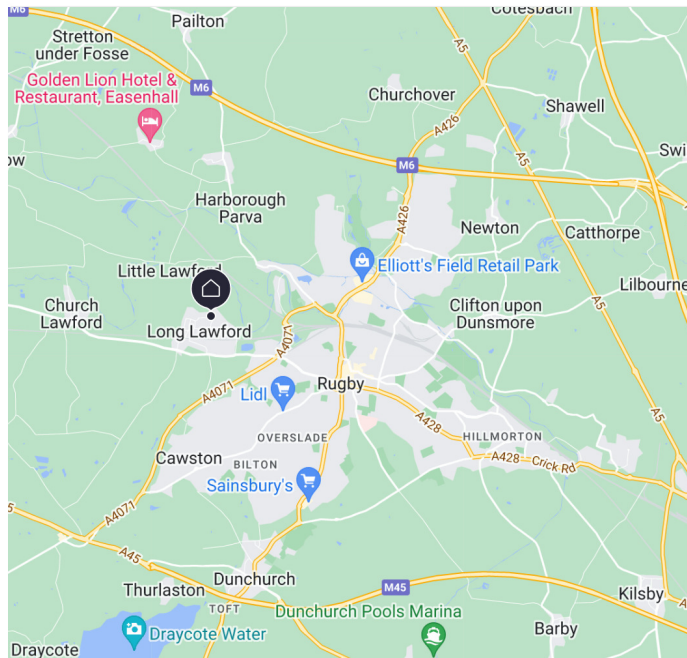
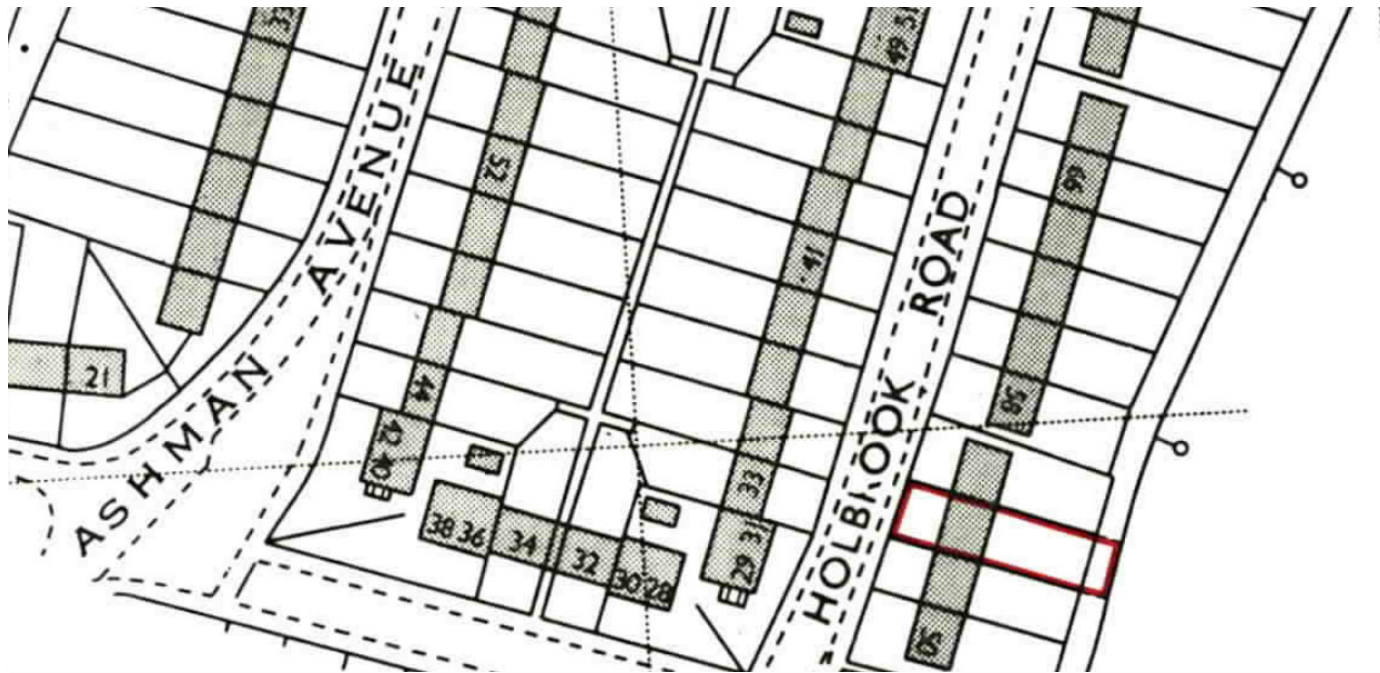


Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Plot Size: 0.06 Acres 234.00 sq.m



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Henry James

The **Rugby** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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