



Connells

Nene Court
Long Lawford Rugby



Property Description

****STUNNING FOUR BEDROOM HOUSE**** positioned in a small private development of three properties and located in the popular village of Long Lawford and within easy reach of Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School.

This property comprises, on the ground floor, a good size reception, separate dining room, kitchen, utility room and cloakroom. On the second floor the property offers four bedrooms, one with an en-suite shower room, and a family bathroom. The exterior of the property boasts off street parking for two cars, garage and private rear garden.

Viewing is highly recommended for this spacious family home.

Entrance Hall

Wood effect laminate flooring.

Cloakroom

Sink & w/c.

Lounge

14' x 12' 2" (4.27m x 3.71m)

To front of property, electric fire, downstairs storage, carpeted.

Dining Room

8' 10" x 11' 5" (2.69m x 3.48m)

To rear of property, patio doors, carpeted.

Kitchen

14' 7" Max x 8' 2" (4.45m Max x 2.49m)

Wall & base units, gas hob and double electric oven, electric fan, tiled floor.

Utility Room

8' 5" x 6' 9" (2.57m x 2.06m)

Plumbing for washing machine, side access, boiler.

Landing

Loft access, carpeted, half boarded, loft ladder.

Bedroom One

14' 1" x 8' 9" (4.29m x 2.67m)
To front of property, carpeted.

Bedroom Two

20' 9" restricted height x 9' 1" Max (6.32m
restricted height x 2.77m Max)
Carpeted, restricted height one end of room.

Bedroom Three

9' 6" x 11' 6" (2.90m x 3.51m)
To Rear of property, storage cupboard,
carpeted.

Bedroom Four

11' x 6' 4" (3.35m x 1.93m)
Single room, window to front, carpeted.

Bathroom

Privacy window to rear, bath, mixer taps, w/c
& sink, tiled walls.

Rear Garden

Patio & lawn & shed.

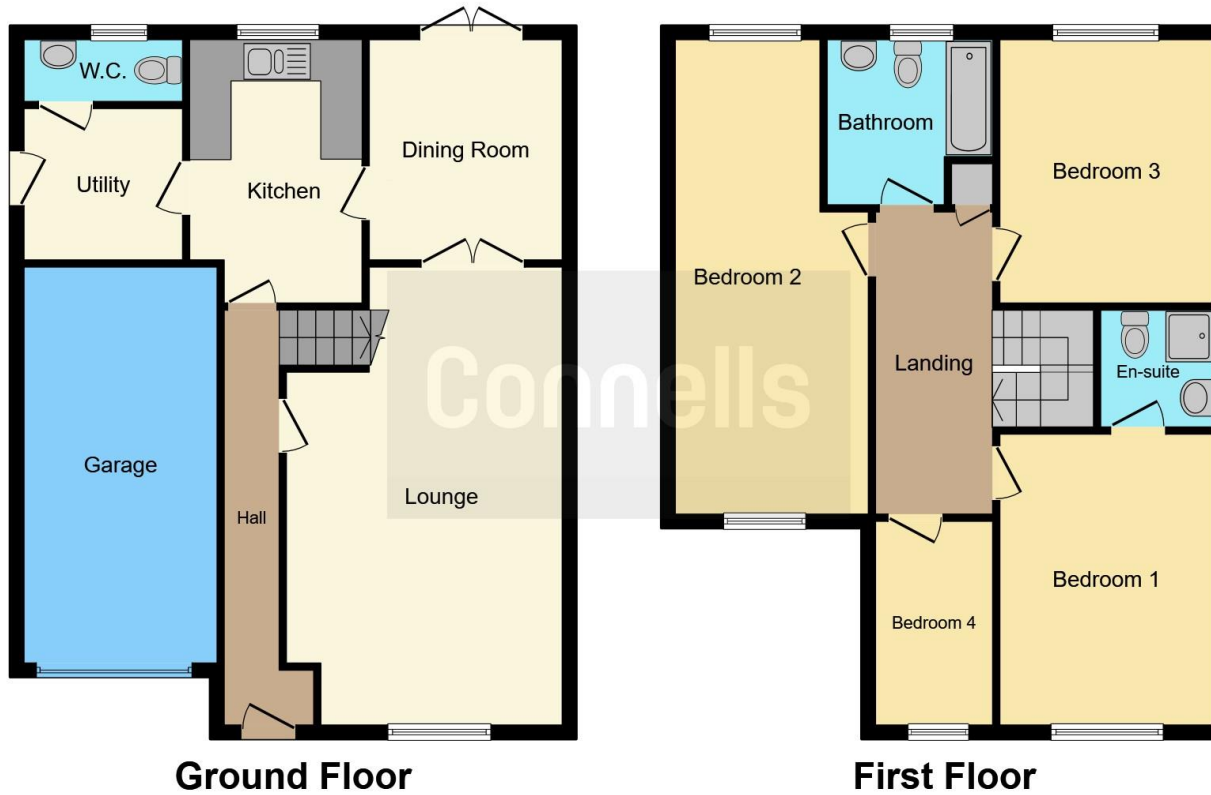
Parking

2x car spaces & garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C

Tenure: Freehold

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