



**Connells**

Sheepcote Drive  
Long Lawford Rugby

# Sheepcote Drive Long Lawford Rugby CV23 9FG

for sale offers in excess of  
**£315,000**



## Property Description

\*\*\*THREE BEDROOM DETACHED FAMILY HOME\*\*\*

Connells are delighted to offer this beautifully presented three bedroom family home situated in the popular village of Long Lawford on Sheepcote Drive. The property briefly comprises of entrance hall, lounge, kitchen/diner, conservatory, rear garden and allocated parking. The property is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School.

Long Lawford is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent travel links including Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

Call us today on 01778 579880 to arrange your exclusive viewing!

## Front Of Property

Shrubs and main entrance door leading to;

## Entrance Hall

Laminate flooring, understairs storage.

## Cloakroom

Frosted window to rear, WC and wash hand basin.

## Lounge

10' 4" x 18' 6" ( 3.15m x 5.64m )

Spacious lounge with fireplace, window to front and window to side.

## Kitchen / Diner

18' 5" x 8' 9" ( 5.61m x 2.67m )

Fitted with a range of wall and base units, integrated oven, hob, extractor fan and fridge freezer, space for washing machine and dishwasher, laminate flooring, window to front and door into conservatory.

## Conservatory

11' 2" x 15' ( 3.40m x 4.57m )

Laminate flooring, double doors opening into rear garden.

## Landing

Window to rear, laminate flooring, cupboard housing water tank.

## Bedroom One

14' 3" x 10' 6" ( 4.34m x 3.20m )

Window to side, laminate flooring, built-in wardrobes, door to ensuite.

## Ensuite

Double frosted window to front, WC, wash hand basin, double shower, tiled splashbacks and laminate flooring.

## Bedroom Two

10' 10" x 9' 3" ( 3.30m x 2.82m )

Window to front, laminate flooring.

## Bedroom Three

9' 3" x 7' 4" ( 2.82m x 2.24m )

Window to side, laminate flooring.

## Bathroom

WC, wash hand basin, bath with shower over, tiled splashbacks, laminate flooring and frosted window to front.

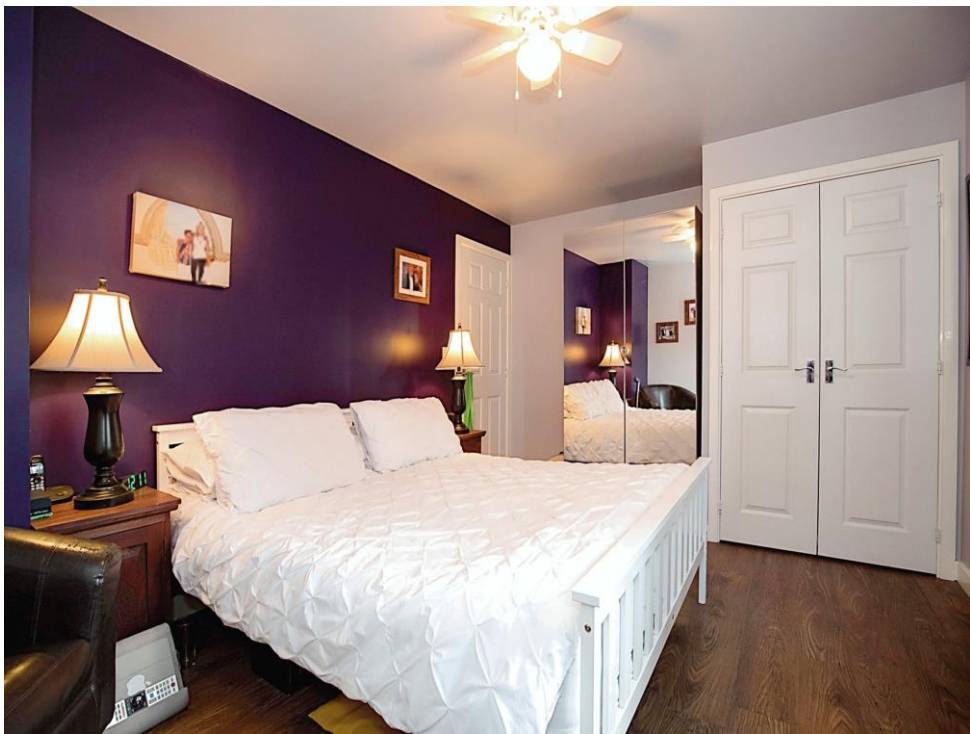
## Rear Garden

A lovely private rear garden with side access.

## Parking

Allocated parking.

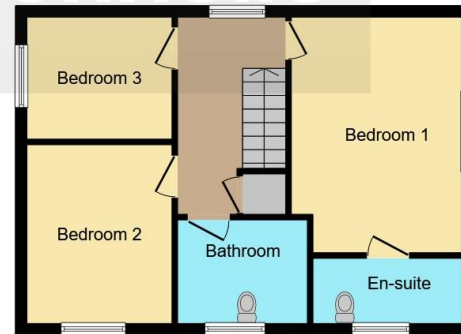








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01788 579880**  
**E Rugby@connells.co.uk**

25 Regent Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY106832](https://www.connells.co.uk/Property/RBY106832)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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