



**Connells**

Roseleigh School Street  
Church Lawford Rugby



## Property Description

Connells are delighted to present the opportunity to acquire this beautifully presented, four bedroom detached dormer bungalow on School Street, situated in the desirable and quiet village of Church Lawford. In brief, School Street internally comprises of; entrance hall, spacious lounge, newly fitted open plan kitchen/diner, newly fitted downstairs shower room, four good size bedrooms and upstairs bathroom. Externally, there is a lovely front and rear private garden, and a single garage. This must see property has been recently renovated and modernised, and also benefits from gas central heating throughout.

School Street is located in the sought after Warwickshire village of Church Lawford. The idyllic village itself offers a village hall and reading room, recreational grounds, St Peter's Church and The Old Smithy restaurant. Church Lawford offers open views of beautiful countryside, alongside an abundance of wildlife and nature walks leading to neighbouring villages such as Long Lawford, which offers additional amenities such as further pubs, local shops, a junior school and lovely parks. The property is also conveniently located for easy commuter access to the surrounding road and major motorway networks that serves Rugby, Coventry, Birmingham and more.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see family home!

## Approach

The property is set back and surrounded with trees and shrubs. Welcomed with an outside porch area, the main entrance door leading through to;

## Entrance Hall

Spacious entrance hall with access doors to downstairs reception rooms.

## Downstairs Shower Room

Newly fitted with a walk in shower, wash hand basin with storage, low level WC and window to side.

## Lounge

16' 9" x 11' 9" ( 5.11m x 3.58m )

Spacious lounge with a gas fireplace and window to front and side.

## Kitchen/Diner

22' 8" Maximum x 14' 1" Maximum ( 6.91m Maximum x 4.29m Maximum )

A newly fitted open plan kitchen/diner with a range of wall and mount base units. Integrated appliances are to include fridge freezer, dish washer and washing machine, with further space available for an oven. There are also stairs rising to the first floor, a door providing access to the rear garden and two windows to side.

## Bedroom One

12' 1" Maximum x 10' 7" Maximum ( 3.68m Maximum x 3.23m Maximum )

Featuring a built in wardrobe, shutter blinds and window to front.

## Bedroom Two

10' 7" x 7' 9" ( 3.23m x 2.36m )

Featuring a built in wardrobe and window to front.

## Bedroom Three

13' Maximum x 14' 9" Maximum ( 3.96m Maximum x 4.50m Maximum )

Featuring a built in closet, loft hatch providing loft access and window to front.

## Bedroom Four

11' 7" x 10' 4" ( 3.53m x 3.15m )

Featuring a built in closet, loft hatch providing loft access and window to rear.

## Upstairs Family Bathroom

Family bathroom includes built in bath, wash hand basin, low level WC and window to side.

## Garage

15' 7" x 12' 6" ( 4.75m x 3.81m )

Single garage with electric door and light & power.

## Rear Of Property

A well maintained, east facing rear garden with side access.

## Parking

Driveway for two/three cars & a single 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: D**

**view this property online [connells.co.uk/Property/RBY106857](http://connells.co.uk/Property/RBY106857)**

Tenure: Freehold



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