



Connells

Townsend Lane
Long Lawford Rugby

Townsend Lane Long Lawford Rugby CV23 9DG

for sale offers over
£300,000



Property Description

NO ONWARD CHAIN

Connells are delighted to offer this well presented, three bedroom semi-detached home on Townsend Lane in Long Lawford, Rugby. Townsend Lane in brief comprises of entrance hall, downstairs cloakroom, utility room, spacious lounge with log burner, open plan kitchen/diner, three good sized bedrooms and family bathroom. Externally, there is a large south facing rear garden, driveway to front for multiple vehicles, and a drive through detached garage with access to large hard standing area at rear and an additional workshop. This property also benefits from gas central heating throughout.

Long Lawford 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. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

Call us today on 01788 579880 to arrange your exclusive viewing!

Front Of Property

Spacious driveway for three vehicles with additional on street parking. Main entrance door leading to;

Entrance

Entrance hall with stairs rising to first floor landing and access doors to downstairs reception rooms.

Downstairs Cloakroom

Sink, low level WC and window to side.

Lounge

23' 7" x 10' 11" (7.19m x 3.33m)

Spacious lounge with a cosy log burner window to front and open archway through to;

Kitchen/Dining Room

16' 2" x 12' 4" (4.93m x 3.76m)

An open plan kitchen/dining room featuring a range of wall and mount base units. There is space for cooker, fridge freezer and dish washer. There is also patio doors leading to the garden and window to rear.

Utility Room

9' 10" x 6' 2" (3.00m x 1.88m)

Space and plumbing for a washing machine and tumble dryer, boiler located here and there is a side door for outside access.

Landing

Loft hatch providing loft access to a boarded loft with ladders. Window to side.

Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m)

Featuring space for wardrobe and window to front.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Featuring space for wardrobe and window to rear.

Bedroom Three

7' 2" x 5' 11" (2.18m x 1.80m)

Featuring space for wardrobe and window to front.

Family Bathroom

Featuring built in bath with shower, wash hand basin, low level WC and window to side.

Rear Of Property

A spacious south facing rear garden with patio and lawn, there is also side access.

Garage

20' x 9' 6" (6.10m x 2.90m)

Drive through detached garage with access to large hard standing area at rear.

Outside Workshop

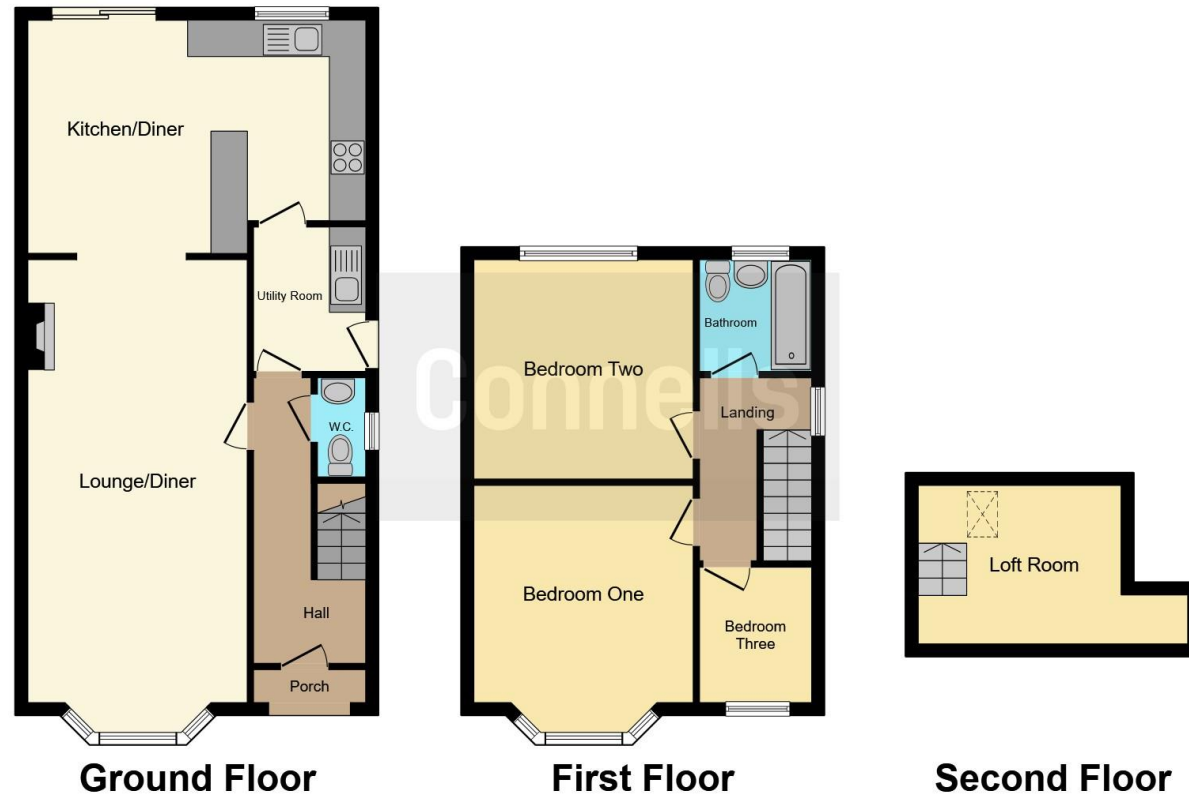
21' 9" x 16' 3" (6.63m x 4.95m)

An additional workshop space at the rear of the garden which has had a new roof and is partially insulated.









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

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25 Regent Street
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EPC Rating: D

Tenure: Freehold

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Property Ref: RBY107017 - 0005