



Connells

West Street
Long Lawford Rugby

West Street Long Lawford Rugby CV23 9BJ

for sale offers over
£375,000



Property Description

Connells are delighted to offer a rare opportunity to acquire a three bedroom, semi-detached family home on West Street in the heart of Long Lawford, Rugby. West Street in brief comprises of; front porch, spacious lounge, open plan kitchen/diner, laundry room, downstairs shower room, three well size bedrooms and first floor family bathroom. Externally, there is a lovely front & generous rear garden, and driveway with allocated off road parking for two vehicles. This property also benefits from gas central heating throughout, and security lighting at the front and rear.

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, public houses and the highly regarded Long Lawford Primary School along with further well regarded schooling. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

The village further benefits from excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and a ten minute drive from Rugby train station which operates mainline services to London Euston in less than 50 minutes.

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

Approach

To the front of the property you are approached with a lovely front lawn. There are steps up to the main front door leading to;

Front Porch

A welcoming and original front porch leading onto;

Lounge

21' 9" x 12' 10" (6.63m x 3.91m)

A bright and spacious two levelled lounge, featuring a cosy open fireplace, and stairs rising to the first floor landing. There are two windows to the front aspect. Door then leading to;

Kitchen/Diner

20' 3" x 15' 4" (6.17m x 4.67m)

A modern open plan kitchen diner with tiled flooring, featuring a bespoke breakfast island with fitted storage and a woodburner stove. There is an integrated dish washer, five ring gas hob and extractor fan, plus additional appliance space for a double oven and fridge freezer. There is double doors leading to the rear garden, two large skylight windows allowing for plenty of light, plus windows to the side aspect. Door leading to;

Laundry Room

12' 6" x 4' 10" (3.81m x 1.47m)

Separate utility area off kitchen featuring space and plumbing for a washing machine and tumble dryer, plus window to the rear aspect. Door leading to;

Shower Room/Wc

Off the utility room is a downstairs shower room with walk in shower, low level WC, wash hand basin and heated towel rail.

Landing

First floor landing with built in airing cupboard and access to upstairs rooms.

Bedroom One

12' 10" x 11' 3" (3.91m x 3.43m)

Master bedroom featuring space for wardrobe and window to the front aspect.

Bedroom Two

13' Maximum x 10' Maximum (3.96m Maximum x 3.05m Maximum)

Featuring built in wardrobes with sliding doors and window to the front aspect.

Bedroom Three

11' 5" x 6' 6" (3.48m x 1.98m)

Featuring space for wardrobe and window to the side aspect.

Family Bathroom

Fitted bathroom with bath, low level WC, wash hand basin, heated towel rail and window to the rear aspect.

Rear Of Property

A lovely rear garden laid to lawn with a large storage shed. There is also side accessibility to the property and to the driveway for two vehicles, leading to further lawn and wood store and access to rear garden.









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
 RUGBY CV21 2PE

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107118



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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