



Connells

Townsend Lane
Long Lawford Rugby

Townsend Lane
Long Lawford Rugby CV23 9DG

for sale offers in excess of
£300,000



Property Description

NO ONWARD CHAIN

Connells are delighted to offer this impressive and well presented, three bedroom semi-detached home on Townsend Lane in Long Lawford, Rugby. Townsend Lane in brief comprises of a front porch, entrance hall, downstairs cloakroom, spacious lounge, kitchen/diner, versatile second reception room with scope for a study or fourth bedroom, three good sized bedrooms and family bathroom. Externally, there is a generous south facing rear garden, driveway to front for multiple vehicles, and a detached single garage. This property also benefits from gas central heating throughout and is being sold with no onward chain.

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 on this must see family home!

Front Of Property

Upon approach you are welcomed with a large driveway to the front, with allocated spaces for multiple vehicles.

Porch

The main entrance door steps onto the front porch, with additional door then leading to;

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor landing.

Downstairs Cloakroom

Low level WC, sink and window to the side aspect.

Lounge

23' 1" Maximum x 10' 11" Maximum (7.04m Maximum x 3.33m Maximum)

Spacious family lounge featuring a bay window to the front aspect allowing for plenty of natural light.

Kitchen/Diner

17' 6" Maximum x 16' 2" Maximum (5.33m Maximum x 4.93m Maximum)

A lovely open plan fitted kitchen/diner featuring a range of wall and mount base

units, with appliance space for a cooker, fridge freezer and washing machine. There is also a breakfast bar, wood burning stove and window to the side aspect.

Reception Two

14' 11" x 9' 3" (4.55m x 2.82m)

A versatile second reception room, currently used as the downstairs/fourth bedroom, but also making a fantastic study, dining room, play room or even snug area. Featuring double doors leading to the rear garden.

Bedroom One

10' 7" x 10' 4" (3.23m x 3.15m)

The master bedroom features space for wardrobe and window to the rear aspect.

Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m)

Featuring space for wardrobe and a bay window to the front aspect.

Bedroom Three

7' 1" x 5' 10" (2.16m x 1.78m)

Featuring space for wardrobe and window to the front aspect.

Bathroom

A bigger than average family bathroom, with a low level WC, wash hand basin and window to the side aspect. There is an extended archway leading to a separate space with a built in bath with shower over, and heated towel rail.

Rear Of Property

A spacious, landscaped, south facing rear garden with patio area and side accessibility.

Garage

Single detached 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

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107329



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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