

Townsend Lane Long Lawford Rugby

# Connells

# 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 semidetached 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.











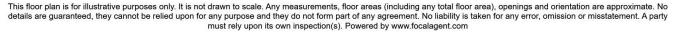






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To view this property please contact Connells on

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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

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