



Connells

Holbrook Road
Long Lawford RUGBY

Holbrook Road Long Lawford RUGBY CV23 9AH

for sale offers in the region of
£240,000



Property Description

ONWARD CHAIN COMPLETE

Connells are delighted to bring to the market the opportunity to acquire this deceptively spacious and well maintained, three bedroom mid terrace home on Holbrook Road in Long Lawford, Rugby. Holbrook Road in brief comprises of; front porch, entrance hall, lounge, kitchen, rear conservatory, three good sized bedrooms and family bathroom. Externally, there is a generous rear garden, a detached summer house, and allocated off road parking for approximately three vehicles. This property also benefits from gas central heating and double glazing.

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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see family home!

Front Porch

The main property entrance door steps onto the front porch which holds a small window to the front aspect. Another door then leads to;

Entrance Hall

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

Lounge

16' 5" x 10' 6" (5.00m x 3.20m)

Spacious family lounge featuring an electric fireplace, window to the front aspect and doubles doors leading to the conservatory;

Conservatory

12' 5" x 10' 5" (3.78m x 3.17m)

Rear conservatory making a fantastic versatile reception room, featuring bifolding doors to the rear garden, skylight window allowing for plenty of natural light, and electric heater.

Kitchen

15' 6" x 13' 2" (4.72m x 4.01m)

Modern fitted kitchen featuring a range of wall and mount base units, with integrated appliances including; fridge freezer, oven, four ring electric hob with extractor fan, dish washer and washing machine. There is also a door to the rear garden and a window to the front and rear aspect.

Landing

First floor landing with access doors to upstairs reception rooms and window to the rear aspect.

Bedroom One

10' 4" x 9' 9" (3.15m x 2.97m)

Featuring two built in storage cupboards, loft hatch providing loft access and window to the front aspect.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

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

Bedroom Three

7' 11" x 6' 9" (2.41m x 2.06m)

Featuring space for wardrobe and window to the rear aspect.

Family Bathroom

With built in bath and shower over, low level WC and wash hand basin with storage, heated towel rail and heated mirror, plus a window to the rear aspect.

Rear Of Property

A lovely generous sized rear garden with patio area. The garden occupies a versatile summer house plus a purpose built shed, and rear accessibility.

Parking

The property comes with allocated off road parking for three vehicles to front, plus further on street parking is available.









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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106072



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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Property Ref: RBY106072 - 0006