



Connells

Willow Gardens
Long Lawford RUGBY

Willow Gardens Long Lawford RUGBY CV23 9DG

for sale
£325,000



Property Description

Discover this beautifully extended three-bedroom semi-detached townhouse, perfectly positioned in a peaceful cul-de-sac in the highly desirable village of Long Lawford.

Offering stylish living spaces and thoughtful upgrades, this home is ideal for modern family life.

Step inside to a welcoming entrance hall leading to a bright and spacious lounge, extended to create an inviting area for relaxation and entertaining. The contemporary kitchen features a built-in oven and hob, while the practical utility room with side access and a cloakroom adds convenience to everyday living.

Upstairs, the first floor hosts the elegant principal bedroom complete with en-suite shower room, a well-proportioned second bedroom, and a family bathroom. The second floor reveals a generous third bedroom with excellent storage—perfect as a guest suite, home office, or hobby space.

Outside, enjoy a large wrap-around private garden, ideal for summer gatherings or quiet evenings. The property also benefits from a single garage, off-street parking, gas central heating, and uPVC double glazing 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.

Entrance Hall

Wood effect laminate flooring

Cloakroom

Window to side, w/c & sink

Study

8' 2" x 7' 6" max (2.49m x 2.29m max)

Wood effect flooring

Lounge

15' 11" x 12' 5" max (4.85m x 3.78m max)

To rear of property, doors to kitchen & hallway, bi-folding doors to rear, wood effect flooring

Kitchen

12' 11" x 10' 4" (3.94m x 3.15m)

To front of property, quartz worktop, white gloss wall & base units, dishwasher, fridge freezer, gas hob & double oven

Extension To Side

9' 6" max x 6' 11" (2.90m max x 2.11m)

Side access, wood effect laminate flooring

Bedroom One

13' 10" x 7' 6" + wardrobes (4.22m x 2.29m + wardrobes)

To rear, carpeted, x2 double wardrobes

Bedroom Three

10' 1" x 11' 2" (3.07m x 3.40m)

to front of property, carpeted

Bathroom

6' x 7' 7" (1.83m x 2.31m)

Vinyl flooring, privacy window to front, bath & shower, heated towel rail

Bedroom Two

13' 5" + bay x 13' 7" (4.09m + bay x 4.14m)

Wood effect laminate flooring, storage alcove, walk-in wardrobe

Rear Garden

Part lawn & decked

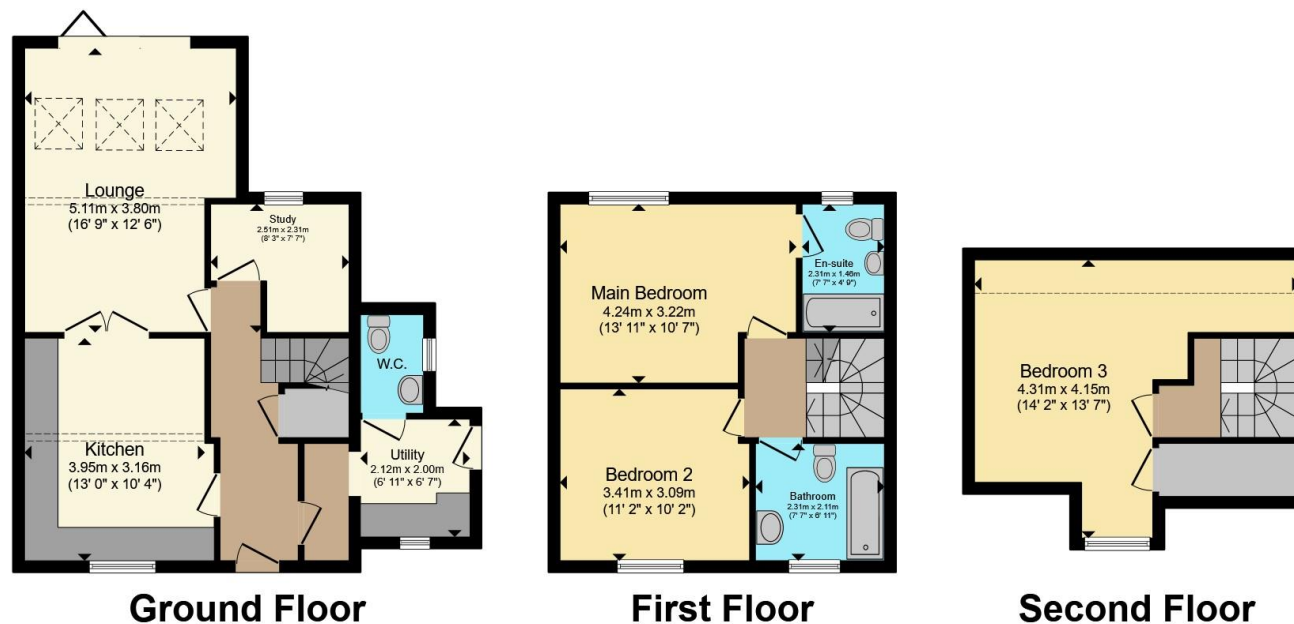
Garage

EV charging point









Total floor area 117.6 m² (1,265 sq.ft.) approx

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.propertybox.io

Connells

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25 Regent Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: RBY107797 - 0003