



Connells

Townsend Lane
Long Lawford Rugby

Townsend Lane
Long Lawford Rugby CV23 9DQ

for sale offers in the region of
£475,000



Property Description

FAMILY HOME NESTLED IN A HIGHLY DESIRABLE VILLAGE

Connells are delighted to bring to market the opportunity to acquire this beautiful and spacious, four/five bedroom dormer style bungalow, nestled within the heart of Long Lawford, Rugby on Townsend Lane. This property in brief comprises of; entrance hall, generous lounge, dining room, kitchen, five bedrooms and two bathrooms. Externally, there is an enclosed rear garden with approximately just under half an acre, a large driveway to front for ample vehicles, and a single garage. This property also benefits from gas central heating throughout, double glazing and is being sold with an onward complete 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.

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

Front Of Property

Upon approach there is a large block paved driveway four approximately six vehicles.

Entrance

The main door is to the side of property, where you step into a welcoming and spacious entrance hall with stairs rising to the first floor landing.

Lounge

16' 8" x 12' 11" (5.08m x 3.94m)

Featuring a log burner and bay window to the rear aspect plus window to the side aspect.

Dining Room

9' 10" x 8' 9" (3.00m x 2.67m)

Dining room off lounge featuring bay window to the rear aspect.

Kitchen

16' 10" x 10' 6" (5.13m x 3.20m)

Featuring a range of wall and mount base units with appliance space for an oven, fridge freezer, dish washer and washing machine. Fitted extractor fan and window to the side aspect.

Landing

First floor landing with a built in storage cupboard with shelving.

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)

Featuring space for wardrobe and a small dressing area, bay window to the front aspect.

Bedroom Two

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3' 5" x 11' 6" (4.09m x 3.51m)

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

Bedroom Three

16' 11" x 14' 2" (5.16m x 4.32m)

Featuring space for wardrobe and skylight windows.

Bedroom Four

14' 3" x 10' 6" (4.34m x 3.20m)

Featuring space for wardrobe, skylight window and window to the side aspect.

Bedroom Five

9' 7" x 9' (2.92m x 2.74m)

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

Bathroom

Main bathroom fitted with built in bath, double walk in shower, low level WC.

Shower Room

First floor shower room with walk in shower, low level WC, sink, heated towel rail and skylight window.

Garage

Single detached garage.

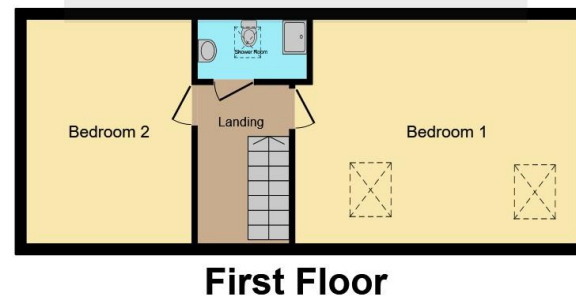
Rear Of Property

A generous enclosed rear garden with approximately 0.47 acres of land.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107649



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: RBY107649 - 0004