



**EDWARD KNIGHT**  
ESTATE AGENTS

28 LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU

OFFERS OVER £500,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented, extremely spacious five/six bedroom detached property, situated along a scenic private road within the desirable village of Long Lawford.

This unique family home occupies an enviable corner plot with picturesque views, surrounding mature gardens and plenty of further extension or possibly development potential.

The accommodation includes an entrance hall, ground floor WC, living room with beautiful side bay windows, dining room, kitchen breakfast room with Range-master oven, utility room and study. The first floor boasts five sizeable bedrooms and a further sixth room which could be used as a bedroom or dressing room to the master bedroom. There is a fantastic oversized en suite shower room to the master and further family bathroom which services the other first floor accommodation. Externally you will find extensive off-road parking leading to the one and a half size integrated garage, pretty lawned garden to the front side and rear as well as various seating areas and a large side plot which offers further potential for extension or possibly a separate residence/annexe.



Viewings for this one-off property are strictly by appointment with Edward Knight Estate Agents Regent Street offices in Rugby's centre.



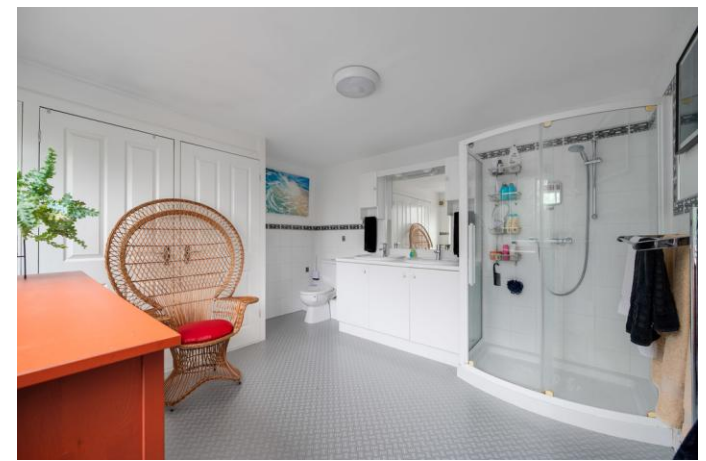
## LOCATION

Just 2.2 miles away from Rugby, yet surrounded by open countryside, Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played for the very first time. Rugby's Railway Station is located just a few minutes walk from the town centre and offers a train service to Euston Station in under 50 minutes.

The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame. For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.







### Ground Floor

Approx. 117.0 sq. metres (1259.8 sq. feet)



### First Floor

Approx. 105.9 sq. metres (1139.7 sq. feet)



Total area: approx. 222.9 sq. metres (2399.5 sq. feet)

### GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM

25' 4" x 12' 11" (7.72m x 3.94m)

DINING ROOM

17' 8" x 10' 3" (5.38m x 3.12m)

KITCHEN/BREAKFAST ROOM

17' 9" x 12' 6" (5.41m x 3.81m)

UTILITY ROOM

7' 0" x 12' 5" (2.13m x 3.78m)

STUDY

8' 1" x 11' 9" (2.46m x 3.58m)

OUTSIDE

GARAGE

18' 11" x 11' 11" (5.77m x 3.63m)

### FIRST FLOOR

LANDING

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

MASTER BEDROOM

14' 0" x 11' 10" (4.27m x 3.61m)

ENSUITE

11' 2" x 12' 5" (3.4m x 3.78m)

BEDROOM TWO

11' 11" x 11' 10" (3.63m x 3.61m)

BEDROOM THREE

11' 3" x 11' 10" (3.43m x 3.61m)

BEDROOM FOUR

7' 6" x 11' 6" (2.29m x 3.51m)

BEDROOM FIVE


9' 3" x 11' 6" (2.82m x 3.51m)

FAMILY BATHROOM

5' 0" x 8' 8" (1.52m x 2.64m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.