



**EDWARD KNIGHT**  
ESTATE AGENTS

142B LAWFORD LANE, BILTON, CV22 7JT

£475,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this beautiful, detached property that was independently constructed in 2004 and occupies an enviable plot on one of the area's most sought after roads. This fantastic property is located in a quiet no-through-road cul de sac at the Cawston end of Lawford Lane.

In brief the accommodation comprises of entrance hall, ground floor WC, living room with feature fireplace overlooking the rear garden, separate dining room, study, fitted kitchen/breakfast room and utility room.

To the first floor there is a master bedroom with an en-suite wet room and three further well-proportioned bedrooms. There is a four-piece family bathroom with a separate shower cubicle.

Externally, the property benefits from large frontage which boasts ample off-road parking leading to a tandem garage and an enclosed rear garden.

Early viewing is considered essential to appreciate the property on offer and to avoid missing this unique opportunity, contact Edward Knight's Regent Street offices to organise your appointment.



## LOCATION

Cawston is a suburb close to the southwest of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the nearby area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.











ENTRANCE HALL

GROUND FLOOR WC

STUDY

LIVING ROOM

DINING ROOM

KITCHEN BREAKFAST ROOM

FIRST FLOOR

MASTER BEDROOM

EN SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

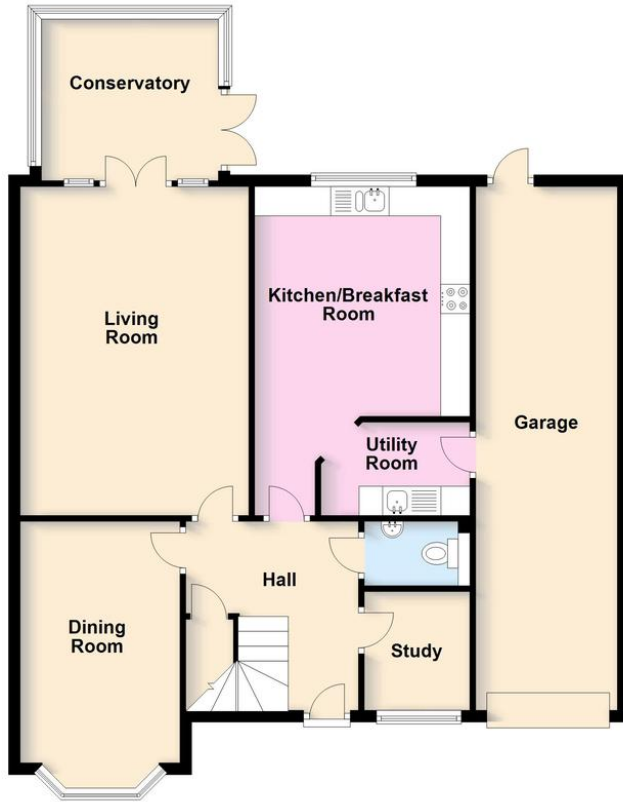
BEDROOM FOUR

FAMILY BATHROOM

TANDEM GARAGE



**Ground Floor**  
Approx. 103.0 sq. metres (1109.0 sq. feet)



**First Floor**  
Approx. 71.3 sq. metres (768.0 sq. feet)



Total area: approx. 174.4 sq. metres (1877.0 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		