



EDWARD KNIGHT
ESTATE AGENTS

68 SHEEPCOTE DRIVE, LONG LAWFORD, RUGBY, CV23 9FG

£390,000





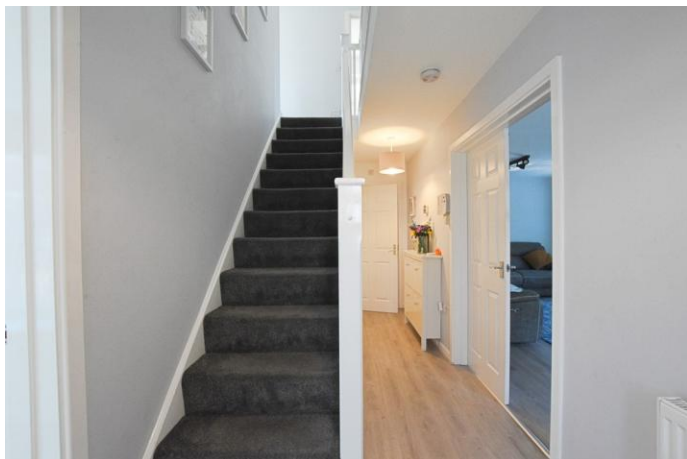
PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate, four bedroom detached home located within a quiet cul de sac in the popular village of Long Lawford. This property boasts spacious living and makes a perfect family home situated in a desirable location.

The accommodation briefly comprises of a spacious entrance hall, ground floor cloakroom/wc, spacious living room, recently refitted kitchen/ dining area with upgraded integrated appliance's and good sized conservatory overlooking the rear garden. To the first floor there is a family bathroom and four well proportioned bedrooms, the master benefitting from an ensuite shower room. The property also benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, the property benefits from a driveway leading to a single garage which is currently being used as a home office. The rear garden is of low maintenance and has Astro turf and paved patio area ideal for alfresco dining.

Viewings for this fantastic home are strictly by appointment with Edward Knight's Regent Street offices.



LOCATION

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.

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.







RECEPTION HALL

18' 1" x 7' 2" (5.51m x 2.18m)

CLOAKROOM

9' 5" x 3' 6" (2.87m x 1.07m)

LIVING ROOM

22' 7" x 11' 4" (6.88m x 3.45m)

KITCHEN/DINER

KITCHEN AREA

9' 5" x 10' 9" (2.87m x 3.28m)

DINING AREA

13' 8" x 11' 3" (4.17m x 3.43m)

CONSERVATORY

12' 7" x 14' 9" (3.84m x 4.5m)

LANDING

9' 8" x 9' 8" (2.95m x 2.95m)

MASTER BEDROOM

11' 5" x 11' 3" (3.48m x 3.43m)

ENSUITE

6' 9" x 6' 6" (2.06m x 1.98m)

BEDROOM TWO

13' 4" x 10' 6" (4.06m x 3.2m)

BEDROOM THREE

11' 9" x 8' 9" (3.58m x 2.67m)

BATHROOM

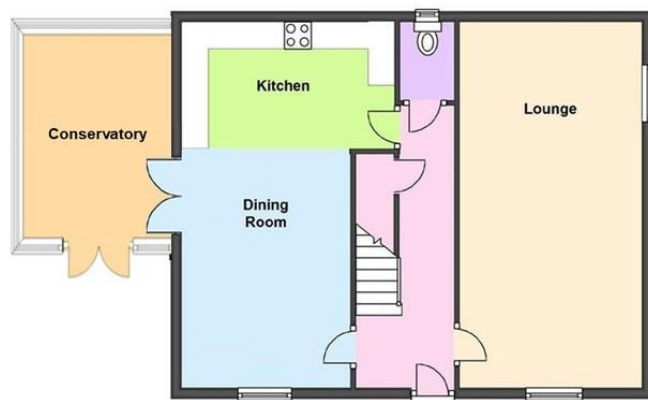
7' 5" x 5' 5" (2.26m x 1.65m)

GARAGE

18' 6" x 8' 7" (5.64m x 2.62m)



Ground Floor



First Floor

