



EDWARD KNIGHT
ESTATE AGENTS

91 TOWNSEND LANE, LONG LAWFORD, RUGBY, CV23 9DG

£320,000

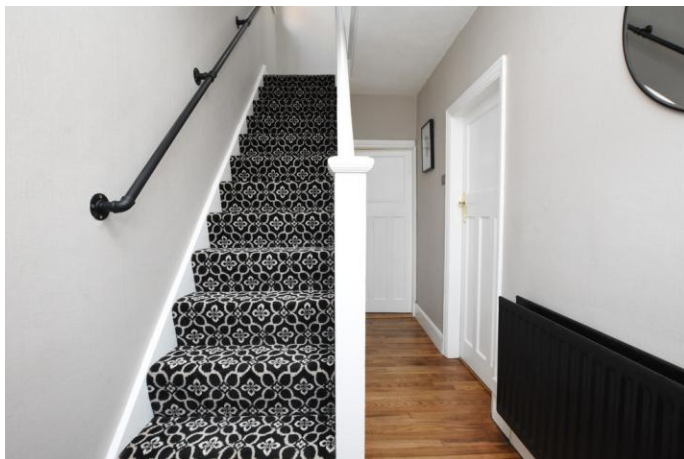




PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this immaculate three bedroom property, located in the sought after village within Rugby of Long Lawford. This lovely home has been improved by the current owner to a high standard, the property benefits from spacious living, well tended gardens and large driveway. In brief the accommodation includes a welcoming entrance hall, cloakroom/W.C, spacious living/dining room, family room/dining area, recently refitted kitchen with integrated appliances, utility room, three good sized bedrooms and a refitted shower room. Externally, the property has a driveway with ample off road parking and a well maintained garden with a patio for seating, perfect for alfresco dining.

Viewings for this property are strictly by appointment with Edward Knights 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.







ENTRANCE HALL

13' 7" x 5' 5" (4.14m x 1.65m)

LIVING/DINING ROOM

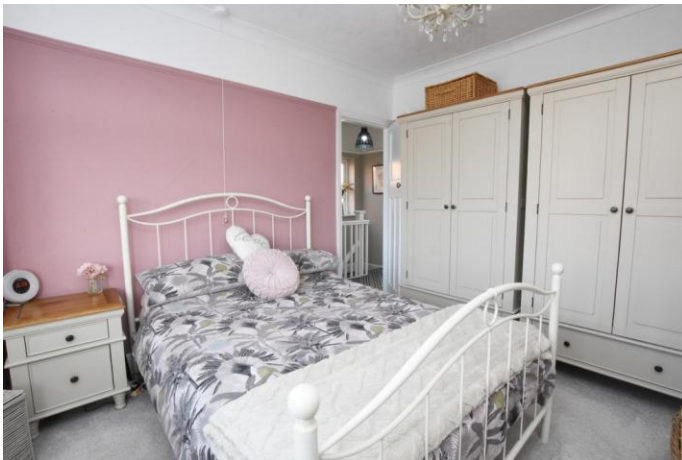
23' 3" x 11' 1" (7.09m x 3.38m)

FAMILY ROOM/DINING ROOM

10' 2" x 11' 4" (3.1m x 3.45m)

KITCHEN

17' x 5' 5" (5.18m x 1.65m)



UTILITY ROOM

5' 1" x 5' 8" (1.55m x 1.73m)

W.C

4' 9" x 3' 2" (1.45m x 0.97m)

MASTER BEDROOM

12' 5" x 10' 6" (3.78m x 3.2m)

BEDROOM TWO

10' 6" x 8' 9" (3.2m x 2.67m)



BEDROOM THREE

7' 7" x 5' 9" (2.31m x 1.75m)

SHOWER ROOM

5' 5" x 7' 2" (1.65m x 2.18m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		