



EDWARD KNIGHT
ESTATE AGENTS

1 OKEMENT GROVE, LONG LAWFORD, WARWICKSHIRE, CV23 9SL, CV23 9SL

GUIDE PRICE £425,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly kept fully refitted detached home in Long Lawford. Occupying a particularly large corner plot on a quiet, picturesque development, this property makes the perfect family home in a desirable location.

The accommodation is brief includes a spacious entrance hall with rising feature staircase, refitted ground floor cloakroom/wc, spacious living room with feature fireplace, conservatory with double doors to the rear entertaining area, spacious dining room overlooking the pretty front garden and street beyond, refitted kitchen with upgraded integrated appliance's, utility room, four well-proportioned first floor bedrooms, refitted master en suite shower and refitted family bathroom.

Externally the property is outstanding, with professionally landscaped gardens, substantial off-road parking and a large brick built double garage with newly fitted electric roller doors and car charging point.



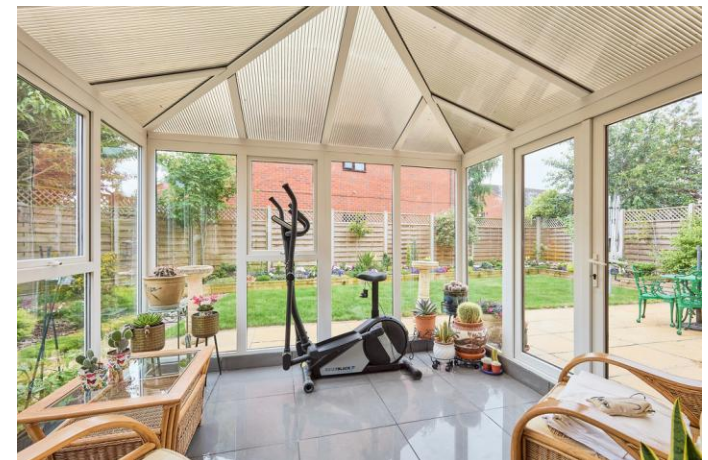
Viewings for this fantastic home are strictly by appointment with Edward Knight's Regent Street offices.

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.







ENTRANCE HALL

KITCHEN

10' 2" x 10' 6" (3.1m x 3.2m)

SITTING ROOM

19' 3" x 12' 5" (5.05m x 3.78m)

DINING ROOM

8' 10" x 11' 4" (2.69m x 3.45m)

CONSERVATORY

9' 11" x 9' 10" (3.02m x 3m)

MAIN BEDROOM

9' 8" x 12' 8" (2.95m x 3.86m)

BEDROOM TWO

8' 10" x 11' 4" (2.69m x 3.45m)

BEDROOM THREE

9' 8" x 10' 5" (2.95m x 3.18m)

BEDROOM FOUR

9' x 6' 8" (2.74m x 2.03m)

GARAGE

16' 4" x 15' 09" (4.98m x 4.8m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart