



**EDWARD KNIGHT**  
ESTATE AGENTS

153 LAWFORD LANE, BILTON, RUGBY, CV22 7QS

£550,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this wonderful opportunity to purchase a substantial, extended, detached home which is located on a quiet, exclusive stretch of road on the edge of Bilton and Cawston Field's.

This handsome property occupies an enviable/mature plot with off road parking, double garage and well stocked rear garden with patio and sizeable lawned area. The accommodation includes an entrance hall, ground floor WC, sitting room, re-fitted kitchen, extended open plan living dining area and four well-proportioned bedrooms serviced by a family bathroom and shower room.

Offered for sale with no onward chain, viewings for this property are strictly by appointment with Edward Knight's Regent Street office.





## LOCATION

This property 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. Bilton 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.

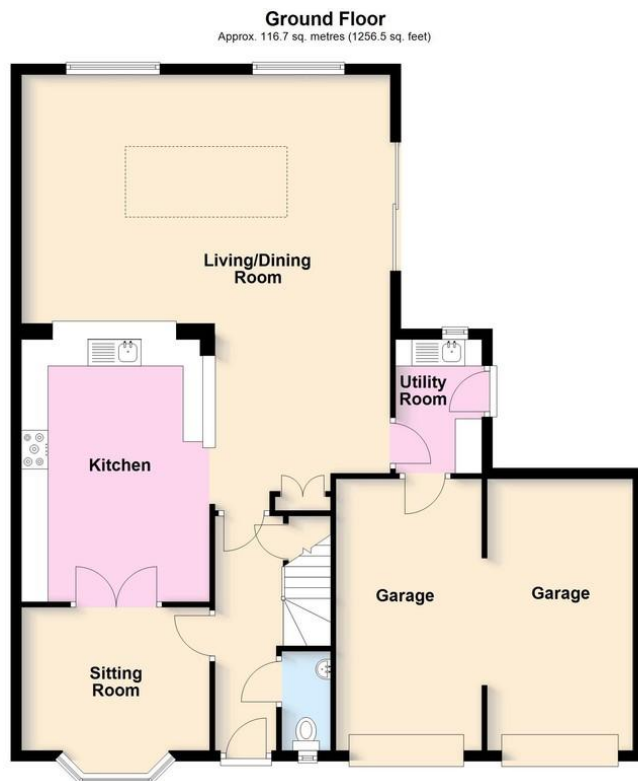












Total area: approx. 185.9 sq. metres (2001.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		