



**EDWARD KNIGHT**  
ESTATE AGENTS

11 LODGE FARM CLOSE, LONG LAWFORD, RUGBY, CV23 9GJ

£475,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning, larger than average four bedroom detached property in Long Lawford. The property is situated within a quiet picturesque cul de sac of just of 14 exclusive 3, 4 and 5 -bedroom homes.

Built by Owl Homes in 2020, this property boasts a wealth of high end fixtures and fittings throughout the accommodation such as underfloor heating, Amtico flooring and quartz kitchen worktops as well as further additions made by the current occupiers such as fitted wardrobes in three bedrooms and a fully landscaped low maintenance rear garden.

The accommodation in brief includes a spacious and bright entrance hall, ground floor WC, a fantastic oversized lounge, open plan kitchen dining room with bi-folding doors to rear garden and utility room with matching work tops. The first floor includes four bedrooms, the master boasts fitted wardrobes and an en suite shower room, bedroom two and four also includes fitted wardrobes, there is also a family bathroom with separate shower cubicle.



Externally is a pretty fore garden and good size driveway which leads to the detached single garage. The rear garden which is very private has been landscaped to a high standard and includes new fencing, raised borders and various seating/entertaining areas.

## LOCATION

Just 2.2 miles away from Rugby, yet surrounded by open countryside, 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.

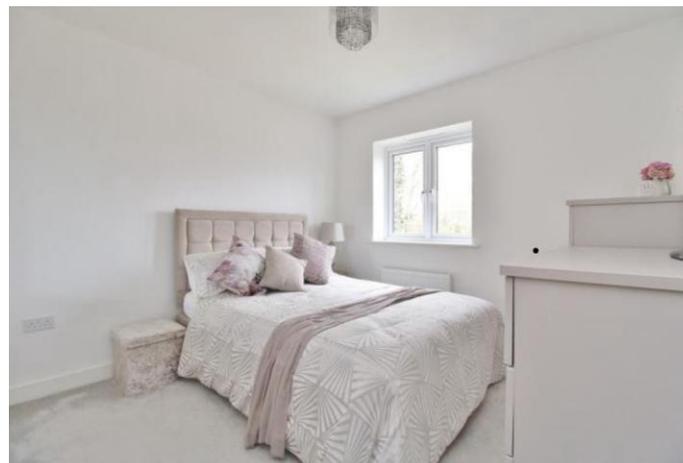
The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

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.

## DEVELOPMENT MAINTENANCE

Each property owner pays £375 per annum for the maintenance and upkeep of the road and communal areas within the development.







9' 0" x 6' 4" (2.74m x 1.93m)

## GROUND FLOOR

### ENTRANCE HALL

18' 2" x 6' 6" (5.54m x 1.98m)

### CLOAKROOM

3' 3" x 7' 1" (0.99m x 2.16m)

### LOUNGE

16' 8" x 16' 0" (5.08m x 4.88m)

### KITCHEN/DINER

20' 7" x 13' 4" (6.27m x 4.06m)

### UTILITY ROOM

5' 3" x 11' 2" (1.6m x 3.4m)

## FIRST FLOOR

### LANDING

10' 0" x 12' 8" (3.05m x 3.86m)

### MASTER BEDROOM

13' 3" x 13' 3" (4.04m x 4.04m)

### ENSUITE

8' 8" x 4' 0" (2.64m x 1.22m)

### BEDROOM TWO

12' 0" x 10' 4" (3.66m x 3.15m)

### BEDROOM THREE

9' 1" x 11' 3" (2.77m x 3.43m)

### BEDROOM FOUR

8' 8" x 8' 8" (2.64m x 2.64m)

### FAMILY BATHROOM

## GARAGE



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		