



**EDWARD KNIGHT**  
ESTATE AGENTS

28 MAIN STREET, LONG LAWFORD, RUGBY, CV23 9AZ

£199,950







## PROPERTY SUMMARY

Edward Knight Estate Agents are thrilled to present this beautifully presented two-bedroom cottage, perfectly positioned in the heart of Long Lawford village. Full of charm and character, this delightful home offers the ideal blend of traditional features and modern comforts, with local shops, pubs, and a village school just a short stroll away. For a wider selection of amenities, the bustling towns of Rugby, Leamington Spa, and Coventry are all within easy reach.

Step inside to an entrance lobby leading to a cosy lounge, complete with a feature fireplace. The spacious kitchen/dining room is ideal for both everyday living and entertaining, while the rear lobby provides access to a stylish ground floor bathroom fitted with a three-piece white suite. Upstairs, you'll find two generously sized bedrooms, offering plenty of space for rest and relaxation. The home also benefits from gas central heating via a new combination boiler, installed at the end of 2023.

The real jewel of this home is its superb rear garden, a generous space predominantly laid to lawn, with a paved patio area that's perfect for alfresco dining and summer barbecues. At the far end, you'll discover an additional seating area and a charming garden room, creating a tranquil retreat for reading, hobbies, or simply enjoying the outdoors.

Combining village charm, modern convenience, and excellent outdoor space, this lovely cottage is ready to move straight into and enjoy. Early viewing is highly recommended to avoid disappointment



**LOUNGE**

12' 2" x 11' 6" (3.71m x 3.51m)

**KITCHEN/DINER**

14' 2" x 10' 4" (4.32m x 3.15m)

**BATHROOM**

9' 1" x 6' 1" (2.77m x 1.85m)

**FIRST FLOOR**

**BEDROOM**

12' 0" x 11' 5" (3.66m x 3.48m)

**BEDROOM**

10' 3" x 9' 1" (3.12m x 2.77m)

**GARDEN ROOM**

9' 1" x 9' 1" (2.77m x 2.77m)













%epcGraph\_c\_1\_381%