



EDWARD KNIGHT
ESTATE AGENTS

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

£194,950





PROPERTY SUMMARY

This well-presented cottage is offered to the market with no onward chain, making it an ideal and stress-free purchase for first-time buyers. The property has been updated throughout and is ready to move straight into, with improvements including a refitted kitchen and bathroom, modern flooring, double glazed windows and a newly fitted combi boiler.

The accommodation is well laid out and feels bright and welcoming, offering practical living space that suits everyday modern living. The overall condition of the home allows buyers to avoid the cost and disruption of immediate renovation work, making it a particularly attractive option for those looking to take their first step onto the property ladder.

Externally, the property benefits from a good-sized rear garden, providing valuable outdoor space for relaxing, entertaining or future personalisation. This is a feature often hard to find at this price point and adds to the home's long-term appeal.



The property is located in the popular Warwickshire village of Long Lawford, which offers a strong sense of community alongside convenient local amenities including shops and pubs. Rugby town centre and Rugby railway station are easily accessible, providing excellent transport links for commuters, while nearby green spaces and countryside add to the lifestyle appeal.

Overall, this is a move-in-ready first home in a well-connected village location, combining affordability, comfort and convenience - an excellent opportunity for first-time buyers seeking a manageable home with outdoor space and no onward chain.

LOCATION

Discover the Charm of Long Lawford and the Surrounding Area.

Nestled amidst the picturesque Warwickshire countryside, Long Lawford is a quintessential English village brimming with charm, history, and community spirit. This delightful village is characterised by a wealth of attractive period properties, leafy lanes, and a friendly, welcoming atmosphere. Residents enjoy the best of both worlds-rural tranquillity with easy access to urban amenities.

The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbours know each other and a true sense of community thrives.

Set near the tranquil banks of the River Avon, Long Lawford is just a short drive from the historic market town of Rugby-a town known across the globe as the birthplace of Rugby football. As the second largest town in Warwickshire, Rugby offers an extensive range of shops, supermarkets, cafés, restaurants, and bars, alongside excellent leisure



and cultural facilities.

At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St.







Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just under five miles from Long Lawford is the stunning Draycote Water Country Park. This vast natural oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddle boarding. It's also a haven for wildlife watchers and a favourite spot for anglers and birdwatchers alike.

A short drive away lies the expansive Coombe Country Park, set in over 500 acres of landscaped gardens, woodlands, and serene lakes. Whether you're planning a family day out, a peaceful solo stroll, or a picturesque picnic, this award-winning park provides the perfect setting for rest and recreation.

Excellent transport links further enhance Long Lawford's appeal. Rugby railway station provides direct services to London Euston in under an hour, making it a popular choice for commuters, while major road networks including the M1, M6, A5, and A14 are easily accessible for travel across the Midlands and beyond.

In short, Long Lawford is more than just a village-it's a lifestyle. With its rich heritage, community atmosphere, access to top schools and superb countryside, it offers the ideal location for families, professionals, and retirees

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

11' 11" x 11' 4" (3.63m x 3.45m)

KITCHEN DINING ROOM

14' 5" x 10' 4" (4.39m x 3.15m)

REAR LOBBY

FAMILY BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)

FIRST FLOOR

MASTER BEDROOM

12' 1" x 11' 5" (3.68m x 3.48m)

BEDROOM TWO

10' 4" x 8' 11" (3.15m x 2.72m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		