



**Connells**

Tee Tong Road  
Long Lawford RUGBY



## Property Description

\*\*\*CHAIN FREE\*\*\*

Connells are delighted to bring to market the opportunity to acquire this deceptively spacious, mid terrace townhouse on Tee Tong Road in Long Lawford, Rugby. Tee Tong Road has three floors of versatile living accommodation to suit a diverse range of buyers needs. In brief, this home comprises of; entrance hall, downstairs cloakroom, summer lounge, dining room, large first floor lounge, large kitchen/breakfast room, four generous bedrooms, two en suites, plus a family bathroom. Externally, there is a low maintenance rear garden, single detached garage and allocated off road parking for approximately two vehicles to the rear.

This property also benefits from Upvc double glazing and gas central heating.

Long Lawford is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

This property is one not to be missed, call us today on 01788 579880 to arrange your exclusive viewing!

## Entrance

A welcoming entrance hall with stairs rising with stairs rising to the first floor landing, and access to the ground floor reception rooms.

## Downstairs Cloakroom

Low level WC and sink.

## Summer Lounge

Ground floor lounge/snug featuring double doors leading to the rear garden.

## Dining Room

Ground floor dining room featuring space for a dining table and a window to the rear aspect.

## Kitchen/Breakfast Room

A bigger than average spacious kitchen, featuring a range of wall and mount base units, tiled flooring and window to the front aspect. Integrated appliances are to include an oven with four gas hob and extractor fan, and sink & drain. There is additional appliance space for a fridge freezer, dish washer and washing machine.

## First Floor Landing

Providing access to the first floor rooms.

## Lounge

A generous size first floor lounge featuring a fireplace, a Juliet balcony and a window to the front aspect. This space holds ample room for relaxation or socialising.

## Bedroom One

The master bedroom is on the first floor and features a double built in wardrobes and window to the rear aspect.

## En Suite One

En suite off the master with a walk in shower, low level WC, sink and frosted window to the rear aspect.

## Second Floor Landing

Second floor landing providing access to the second floor rooms, and a built in airing cupboard with the water tank.

## Bedroom Two

Bedroom two on the second floor and features built in double wardrobes and a window to the rear aspect.

## En Suite Two

En suite off bedroom two with a walk in shower, low level WC, sink and Velux window.

## Bedroom Three

Bedroom three is on the second floor and features a space for a wardrobe, loft hatch providing loft access and window to the front aspect.

## Bedroom Four

Bedroom four is on the second floor and features space for a wardrobe and window to the front aspect.

## Bathroom

The family bathroom is on the second floor with a built in bath, low level WC, sink and heated towel rail.

## Rear Garden

A well maintained, low maintenance rear garden with decking area and rear accessibility via a gate.

## Garage

Single garage to the rear with up and over door.

## Parking

This property comes with allocated off road parking for approximately two vehicles in front of the single garage to the rear.

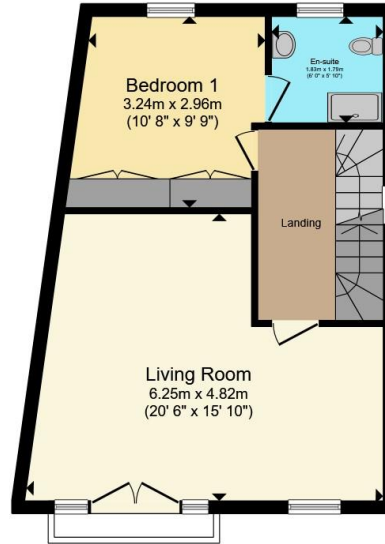




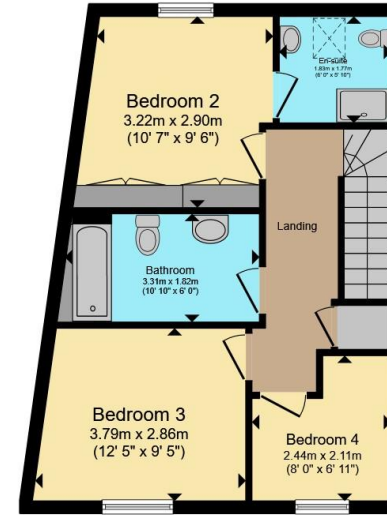




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 132.8 m<sup>2</sup> (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107942](http://connells.co.uk/Property/RBY107942)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY107942 - 0005