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The Ryelands, Lawford Heath
Asking Price £359,950

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The Ryelands, Lawford Heath, Rugby

The Ryelands, Lawford Heath, Rugby, this delightful five-bedroom semi-detached house offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen is ideal for family meals, while the inviting living area creates a warm atmosphere for gatherings. The house boasts four generously sized bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. Additionally, there is a versatile study that can easily serve as a sixth bedroom, catering to the needs of a growing family or those who work from home. Natural light floods the interiors, thanks to the double glazing throughout, enhancing the overall appeal of the home. The property also features open views to the front, allowing for a picturesque outlook that adds to the tranquil setting. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. This residence is not just a house; it is a place where memories can be made and cherished for years to come. In summary, this property in Lawford Heath is an excellent opportunity for those seeking a spacious family home in a peaceful location, with all the amenities required for modern living. Do not miss the chance to make this lovely house your new home.

Porch

Hallway

Entered via double glazed door.

Dining Room 15'7" x 8'9" (4.76 x 2.69)

Open plan bright and airy room. Tiled floor. Window to rear.

Kitchen 20'3" x 10'8" (6.19 x 3.27)

An impressive bright and spacious kitchen with an extensive base cupboards and drawers. Eye level units. Illuminated kickboards. Built in electric fan assisted double oven with electric halogen hob and extractor above. Space for american fridge freezer. Tiled splash areas. Double bowl sink unit with mixer tap above. Plumbing for an automatic dishwasher and washing machine. Space for a tumble drayer. Eye level units. Tiled floor. Window to front and rear.

Living Room 20'1" x 10'2" (6.14 x 3.12)

Window to front and rear. Inset multi fuel log burner with wood matel above. Cornicing. Radiator.



Inner Hallway

Door to rear garden.

Cloakroom

Low flush WC. Floor standing oil fired boiler serving domestic hot water and radiators throughout.

Playroom / Gym 15'7" x 10'9" (4.76 x 3.29)

Former garage which the present use as a store for their business equipment. Ideal family room / teenager room. Window to front.

First Floor Landing

Doors to

Bedroom One 12'5" x 10'6" (3.81 x 3.21)

Radiator. Built in cupboard. Window to Rear

En Suite 9'2" x 4'6" (2.81 x 1.38)

Glazed shower cubicle. Tiled throughout. Low flush WC. Vanity unit with inset wash hand basin. Heated towel rail. Window to rear.

Bedroom Two 16'1" x 9'3" (4.92 x 2.82)

Built in wardrobes. Radiator. Window to front.

Bedroom Three 11'4" x 8'6" (3.46 x 2.61)

Built in wardrobe. Radiator. Cupboard. Window to rear.

Bedroom Four 10'6" x 7'5" (3.21 x 2.27)

Built in wardrobe. Radiator. Window to front.

Bedroom Five 8'11" x 6'11" (2.73 x 2.12)

Radiator. Window to front.

Study / Bedroom Six 6'6" x 5'9" (2.00 x 1.76)

Radiator. Window to rear.

Family Bathroom

Corner bath. Wash hand basin. Low flush WC. Heated towel rail. Tiled floor. Window to rear.

Rear Garden

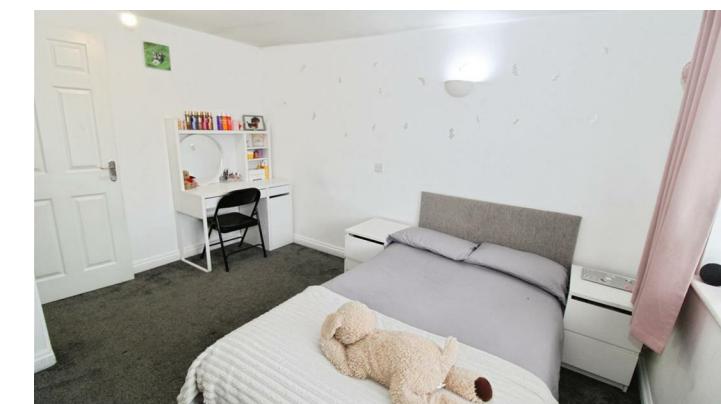
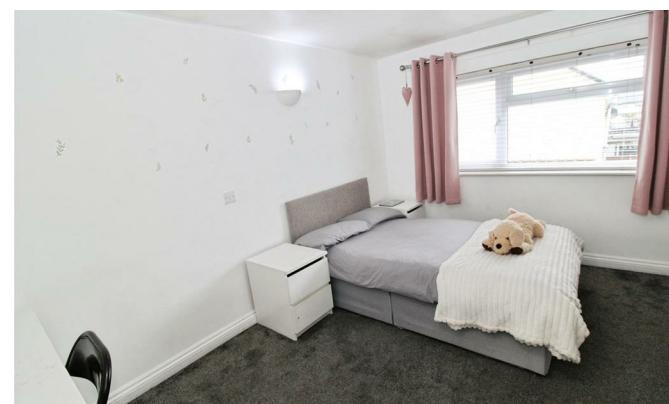
Two patio areas. Majority of the garden is laid to lawn. Fully enclosed by panel fencing. Timber shed.

Front Garden

Laid to lawn.

Off Road Parking

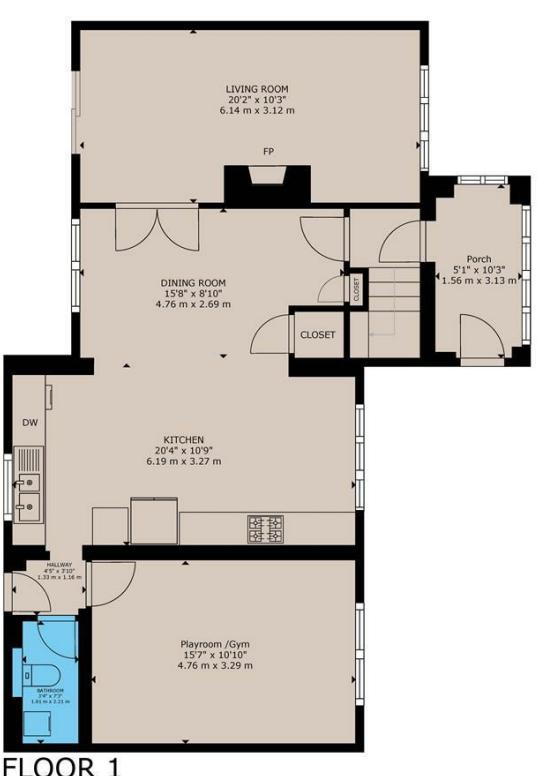
For three vehicles.



About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
FLOOR 1: 914 sq. ft, 84 m²; FLOOR 2: 886 sq. ft, 82 m²
TOTAL: 1,800 sq. ft, 166 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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