



16 School Street, Church Lawford, Rugby, Warwickshire, CV23 9EE  
Draft Particulars

HOWKINS &  
HARRISON

16 School Street, Church Lawford,  
Rugby, Warwickshire,  
CV23 9EE

Guide Price: £475,000

A beautifully presented, four bedroom detached dormer bungalow situated in the popular village of Church Lawford, offering over 1,700 sq feet of accommodation, with four well proportioned bedrooms and two modern bathrooms, with a painted shaker style kitchen and off-road parking for two/three vehicles.

#### Features

- Popular village location
- Offering over 1,700 sq feet of accommodation
- Four bedroom detached dormer bungalow
- Painted shaker style kitchen
- Family bathroom and shower room
- Built-in appliances
- Garage and off road parking
- Gas central heating
- UPVC double glazed
- Low maintenance rear garden
- Energy rating - C



## Location

Church Lawford is an idyllic, peaceful village situated 5 miles to the west of Rugby. It lies just south of the River Avon between Rugby and Coventry and is ideally placed for access to the excellent road networks, which include the M1, M6 and M69 Motorways. There is also a frequent train service from Rugby station arriving in London Euston in just under 50 minutes. There is a thriving village hall which acts as a community hub and offers a wide variety of community activities. Also within the village is 'The Old Smithy', a public house which serves good food and guest beers. The village is surrounded by beautiful countryside with an abundance of wildlife and nature walks to neighbouring villages such as Long Lawford, which in turn offers amenities such as; local shop, junior school and two parks. Off road walks also lead to Brinklow, which has a number of pubs, a post office, primary School and Doctors surgery. The footpaths and bridleways surrounding the village are ideal for keen walkers and equestrian enthusiasts alike.



## Ground Floor

An attractive covered veranda with wooden beams leads to the front door, which opens into the welcoming entrance hall providing access to the ground floor accommodation including two spacious double bedrooms, one of which has a comprehensive range of fitted wardrobes and is currently being used as a study/home office. There is wooden flooring which continues through to the open plan kitchen/diner. The dual aspect sitting room, located to the front aspect, is fitted with a gas fire set on to a granite hearth making a homely feature of the room, which is also fitted with wooden flooring and a built-in bookcase. The open plan kitchen/diner can be found to the rear of the property and is fitted with a large range of grey shaker style units, incorporating numerous cupboards and drawers, with complementing granite worksurfaces and built-in appliances, to include a fridge/freezer, washing machine and dishwasher, along with space for a free-standing cooker. The area is flooded with natural light, with dual aspect windows, patio doors and a further glazed panel door leading to the garden. A useful ground floor shower room is conveniently located on the ground floor, fitted with a modern suite comprising of double shower cubicle with a range of built in, high gloss vanity units, with wash hand basin and WC with wall mounted flush.





## First Floor

The staircase rises from the kitchen and leads to two generous double bedrooms, both benefitting from with built-in wardrobes and a family bathroom comprising of a bath with a Victorian style handheld shower attachment, along with a Victorian style pedestal wash hand basin and WC, with tiling to water sensitive areas.

## Outside

The property is set back on its plot and offers ample off-road parking for numerous vehicles on a tarmacadam driveway which leads to the garage. Adjacent to which is a block paved area with gravel, providing further parking space. Steps lead up to covered the veranda which is laid to ceramic tiling. Mature planting to the front offers an ample amount of privacy from the road. To the rear of the property is a low maintenance courtyard garden laid with cobbled paving, with established planted borders and enclosed by timber fencing, providing a secluded and sheltered seating area with pedestrian access to the garage.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

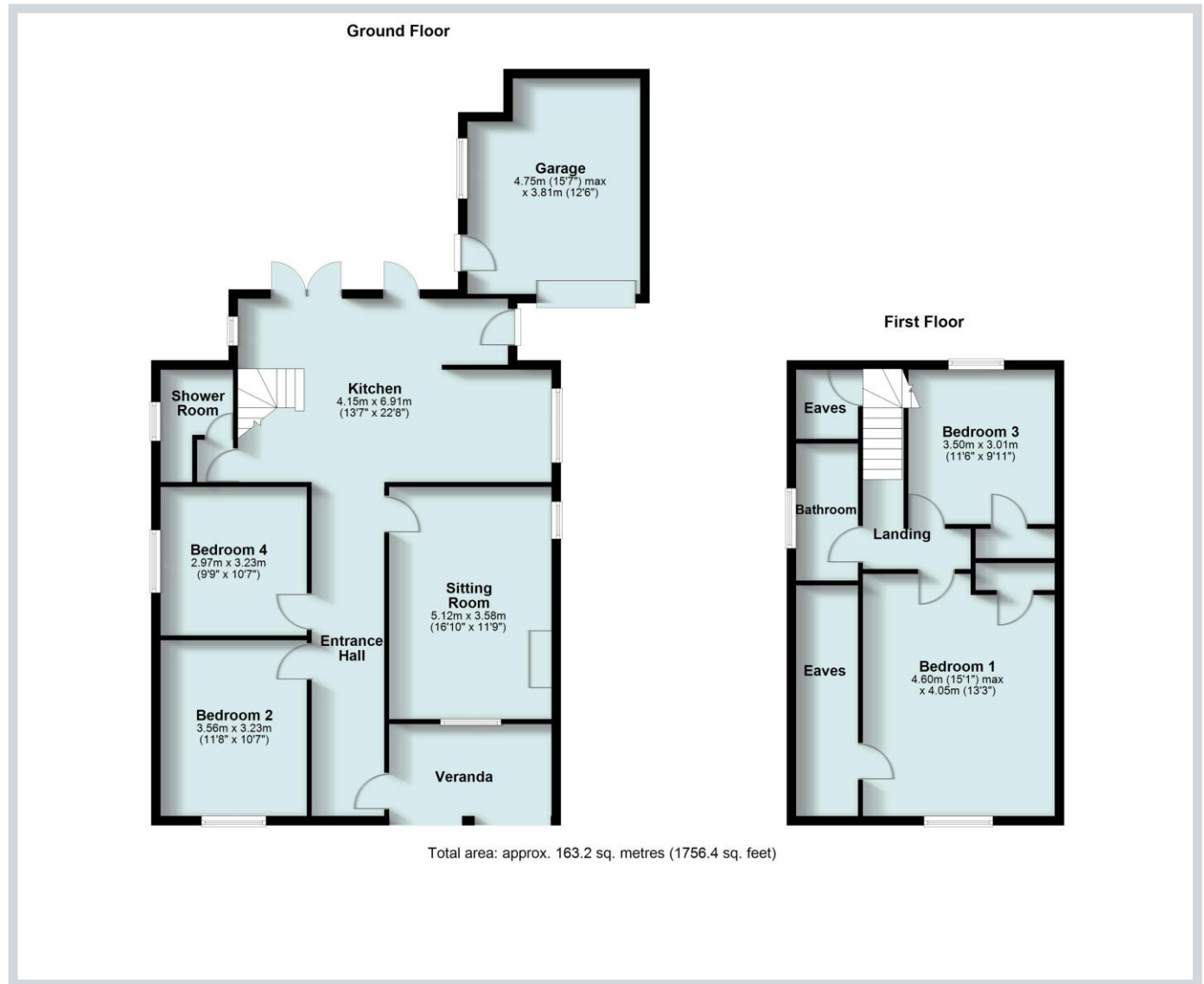
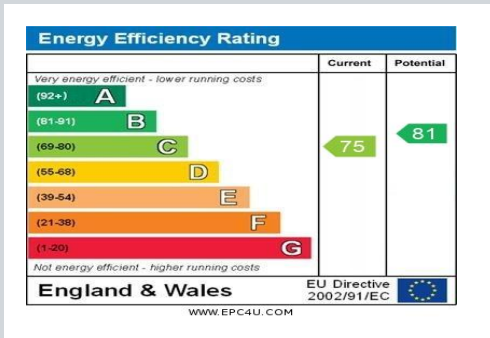
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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