



EDWARD KNIGHT
ESTATE AGENTS

42 STEEPING ROAD, LONG LAWFORD, RUGBY, CV23 9SG

GUIDE PRICE £340,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-positioned four-bedroom detached family home, situated in the highly sought-after village of Long Lawford, Rugby. Ideally located for access to Rugby, Coventry and Leamington Spa, the property offers well-proportioned accommodation and excellent potential for family living.

The ground floor briefly comprises an entrance hall, downstairs cloakroom/WC, spacious lounge with double doors opening into the dining room, fitted kitchen and separate utility room.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a further wet room.

The property further benefits from UPVC double glazing and gas-fired central heating via radiators.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space for relaxing and entertaining. To the front, a driveway provides ample off-road parking and leads to a double garage, offering excellent additional storage and parking.

A particularly attractive feature is that the property is offered for sale with no onward chain, making it an appealing opportunity for those looking to move without a lengthy onward transaction.

LOCATION

Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a



convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played for the very first time.

The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.

ENTRANCE HALL

LOUNGE

17' 1" x 11' 1" (max)" (5.21m x 3.38m)

DINING ROOM

13' 1" x 9' 1" (3.99m x 2.77m)

KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m)

UTILITY

7' 10" x 4' 1" (2.39m x 1.24m)



FIRST FLOOR

BEDROOM

13' 1" x 9' 1" (3.99m x 2.77m)

ENSUITE

8' 1" x 4' 1" (2.46m x 1.24m)

BEDROOM

9' 1" (to wardrobes)" x 8' 10" (2.77m x 2.69m)

BEDROOM





10' 1" x 8' 10" (3.07m x 2.69m)

BEDROOM

10' 2" x 5' 0" (to wardrobes)" (3.1m x 1.52m)

WET ROOM

6' 1" x 5' 0" (1.85m x 1.52m)

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

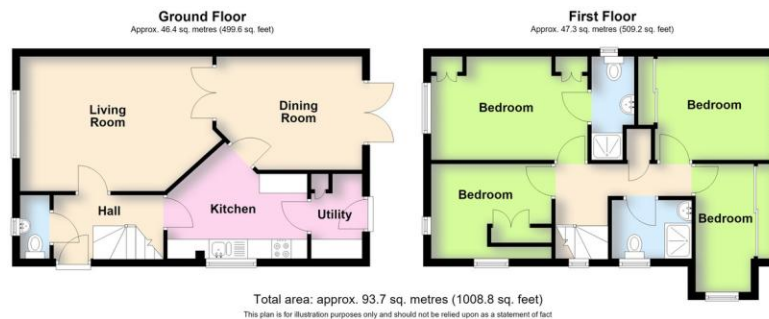
Where alterations or improvements have been made to a property, buyers should make their own

enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		