



UP Estates



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5 Bedroom House - Detached
located on Livingstone Avenue,
Rugby
Guide Price £585,000

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****DETACHED RESIDENCE - FOUR/FIVE BEDROOMS - TWO/THREE RECEPTION ROOMS - LOOK AT THE SCOPE AND FLEXIBILITY OF THAT FLOORPLAN**** - Situated on one of the most desirable road in in the charming village of Long Lawford, Rugby, sits this rare opportunity of a property on Livingstone Avenue. With over 2,130 square feet, and having been loving improved by the current owner, this is a superb family home that is stylish, of quality craftsmanship but also offering practical and pragmatic living.

Being on the outskirts of Rugby, you will benefit from convenient access to a wide selection of independent boutiques, high street retailers, restaurants, and leisure facilities located throughout Rugby/around the lovely town centre. The popular Elliott's Field and Junction One retail parks provide an excellent variety of shopping and dining options. Road and rail options are excellent, with the M6 motorway and A5 road networks nearby, plus back roads into as well as Rugby Train Station which include trains to Birmingham and London in less than an hour commute.

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- ONE OF LONG LAWFORD'S MOST SOUGHT AFTER ROADS
- OVER 2,100 SQFT OF ACCOMODATION
- A TRUE FLOWING GROUND FLOORPLAN
- PART CONVERTED DOUBLE GARAGE/SAUNA GAMES ROOM
- FOUR/FIVE BEDROOMS (INCLUDING ONE EN-SUITE)
- GATED DRIVEWAY PARKING FOR MULTIPLE & LARGER VEHICLES
- PRIVATE REAR GARDEN EXTENDING TO THE REAR, SIDE AND FRONT ASPECTS
- TWO/THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- LOTS OF STORAGE, AND PRACTICAL LIVING FLOORPLAN









Livingstone Avenue, Long Lawford, Rugby





Total Area: 198.2 m² ... 2133 ft²

All measurements are approximate and for display purposes only

CONTACT

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