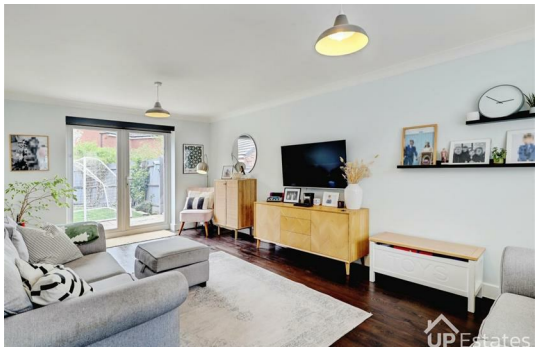








4 Bedroom House - Detached

located on Teeswater Close, Rugby

£385,000

UP Estates

4

2

1

£385,000

- FOUR BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- READY TO MOVE INTO
- SPACIOUS LIVING ROOM WITH GARDEN ACCESS
- OPEN PLAN MODERN KITCHEN DINER
- DOWNSTAIRS WC
- MAIN BEDROOM WITH ENSUITE & FITTED WARDROBES
- LOW MAINTENANCE REAR GARDEN WITH PATIO
- SINGLE GARAGE

FOUR BEDROOM DETACHED HOME | BEAUTIFULLY PRESENTED | OPEN PLAN KITCHEN DINER | ENSUITE TO MAIN BEDROOM | GARAGE & DRIVEWAY | READY TO MOVE INTO

Situated in the popular area of Long Lawford, just off the A428, this beautifully presented four bedroom detached home offers spacious, modern living and is ready to move straight into. The property is ideally located close to Long Lawford Primary School, local amenities and provides easy access to Rugby town centre, with plenty of nearby countryside walks.

The ground floor features a welcoming and spacious entrance hall with a downstairs WC. There is a generous living room with double doors opening onto the rear garden, creating a bright and inviting space. To the rear, a modern open plan kitchen diner provides a fantastic hub of the home, with direct garden access and a useful utility area.

Upstairs, the property offers four well proportioned bedrooms, three doubles and a spacious single, with the main bedroom benefitting from fitted wardrobes and a stylish ensuite. A modern family bathroom completes the first floor.

Externally, the rear garden is low maintenance and includes a lawn and patio area, ideal for outdoor entertaining. The property is double fronted and benefits from a driveway to the side providing parking for two vehicles, leading to a single garage.

This is a fantastic opportunity to acquire a stylish, turn-key family home in a sought after location.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



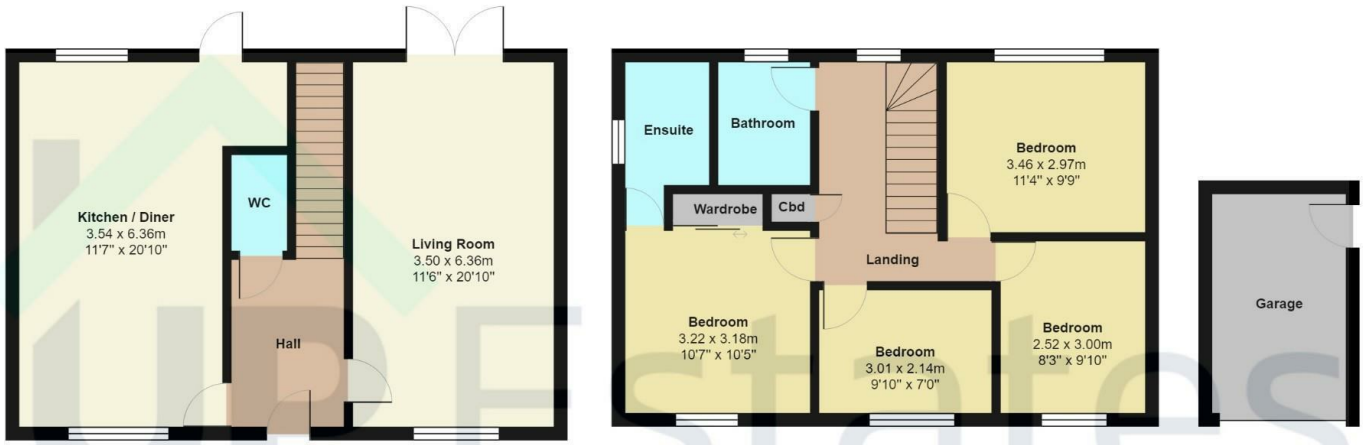
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Teeswater Close, Long Lawford, Rugby





Total Area: 114.8 m² ... 1236 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT
41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922