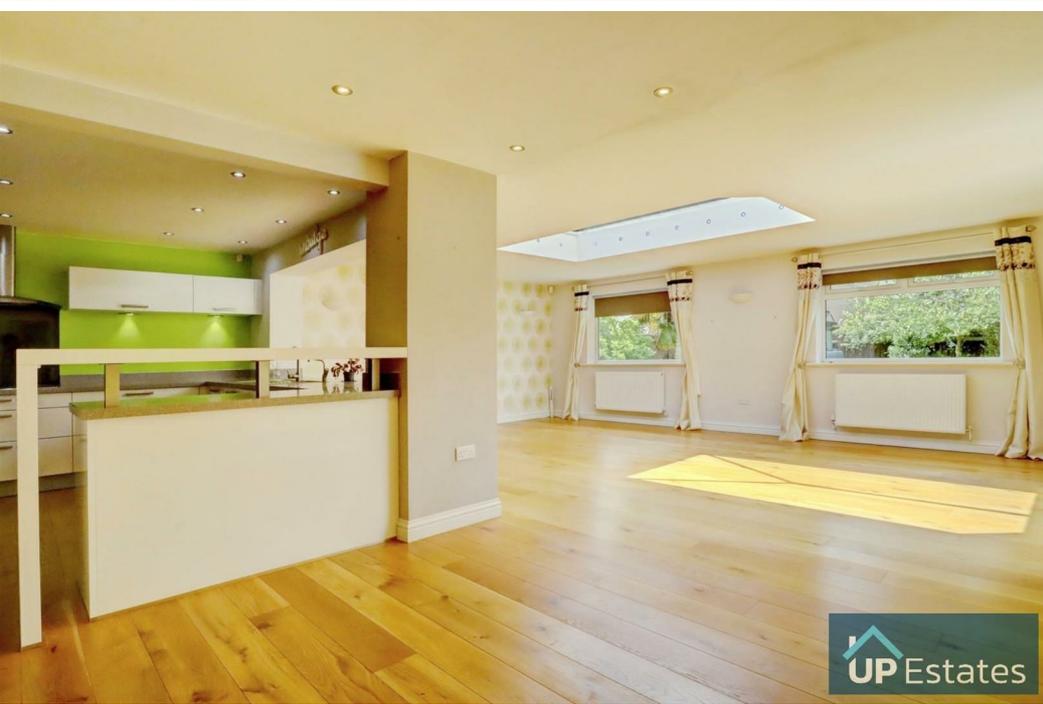
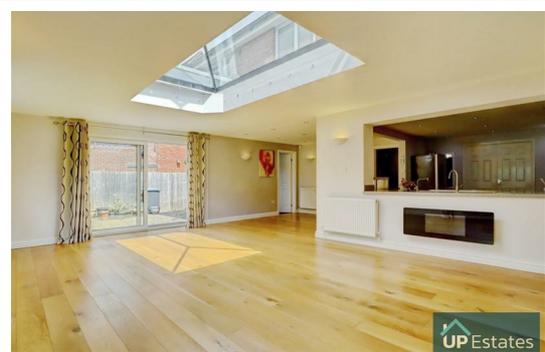




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4 Bedroom House - Detached
located on Lawford Lane, Rugby
£530,000

 UP Estates

HEAVILY EXTENDED – EXECUTIVE DETACHED FAMILY HOME – FOUR BEDROOMS – EXPANSIVE LIVING/KITCHEN/DINING ROOM – DOUBLE GARAGE – UTILITY ROOM – DOWNSTAIRS WC

Located along the highly sought-after Lawford Lane in Bilton, this heavily extended four-bedroom executive detached home offers exceptional space, style, and flexibility—perfect for modern family living. Set behind a generous driveway with parking for multiple vehicles and a double garage, the property is offered with no upward chain.

The ground floor features a versatile reception room that can be used as a home office, playroom, or cosy sitting room, depending on your needs. To the rear, the standout feature is the expansive open-plan kitchen/living/diner, flooded with natural light via a central skylight, creating a warm and welcoming hub of the home. A downstairs WC and utility room adds further practicality.

Upstairs offers four well-sized bedrooms, including a spacious master with en suite, along with a modern family bathroom. The rear garden is well-maintained and private, providing an excellent space for outdoor enjoyment and entertaining.

This property is perfectly placed in the desirable Bilton area of Rugby, known for its family-friendly community and excellent schooling options such as Bilton School, Rokeby Primary, and Rugby High School for Girls. Bilton village is just a short stroll away and offers shops, cafés, and local amenities, while Rugby town centre and out-of-town retail parks are easily accessible.

Commuters benefit from excellent links to the A45, M6, and M1, with Rugby railway station offering fast, direct trains to London Euston in under an hour.



IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£530,000

- EXECUTIVE DETACHED FAMILY HOME
- NO CHAIN
- SPACIOUS OPEN PLAN LIVING/KITCHEN/DINER
- SOUGHT AFTER DEVELOPMENT
- DOWNSTAIRS WC
- UTILITY ROOM
- ENSUITE
- LARGE DRIVEWAY FOR MULTIPLE CARS
- DOUBLE GARAGE
- HEAVILY EXTENDED





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

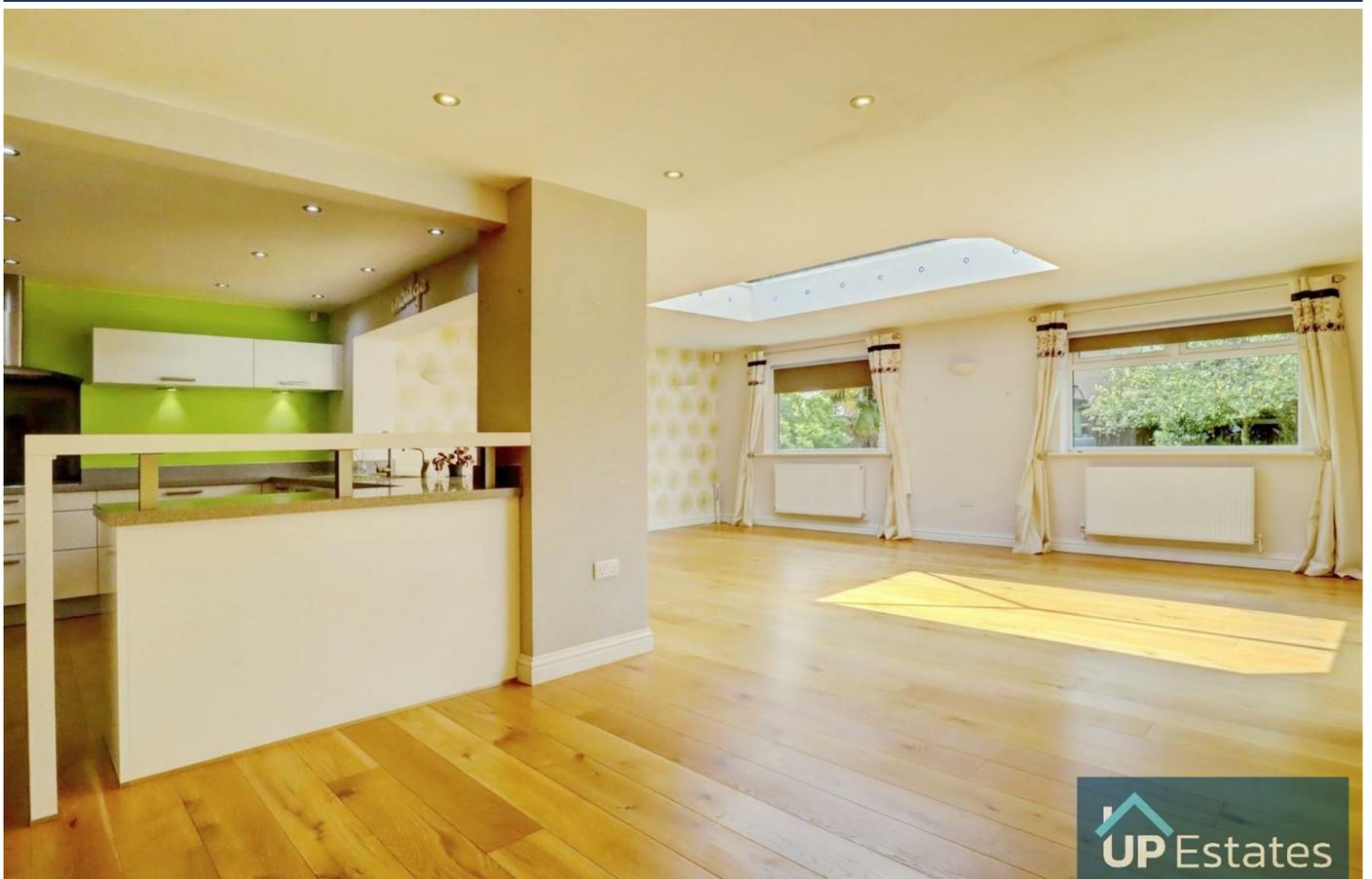
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lawford Lane, Rugby





Total Area: 181.2 m² ... 1950 ft²

All measurements are approximate and for display purposes only

CONTACT

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