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4 Bedroom House - Detached
located on Lodge Farm Close,
Rugby
Offers Over £500,000

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PRIVATE ROAD POSITION | FOUR DOUBLE BEDROOMS |
UNDERFLOOR HEATING | HOME OFFICE | DRIVEWAY FOR SIX
VEHICLES

Tucked away on a private road just off Townsend Lane, this beautifully presented four bedroom detached home occupies a peaceful position and benefits from not being overlooked to the rear. Offering spacious and modern accommodation throughout, this impressive family home is ideal for those seeking both comfort and privacy.

The ground floor begins with a welcoming entrance hall and benefits from underfloor heating throughout. The spacious living room is bright, beautifully decorated and provides an excellent space to relax. A standout feature of the home is the modern open plan kitchen diner, finished to a high standard and complete with a built in sound system. Bi-fold doors open directly onto the rear garden, creating the perfect space for entertaining and family life. A utility room with garden access and a downstairs WC complete the ground floor accommodation.

Upstairs, a spacious landing leads to four generous double bedrooms, with two benefitting from built in wardrobes. The principal bedroom enjoys the added luxury of a modern ensuite shower room, while a spacious family bathroom featuring both a bath and separate shower serves the remaining bedrooms.

Externally, the rear garden is well maintained and offers an excellent space for outdoor dining and relaxation. The garage has been partially converted to create a useful home office, whilst retaining valuable storage space to the front. To the front of the property is a substantial driveway providing off road parking for up to six vehicles, along with access to the garage.

This is a fantastic opportunity to acquire a spacious and stylish family home in a quiet and highly desirable location.

Offers Over £500,000

- PRIVATE ROAD LOCATION
- FOUR DOUBLE BEDROOMS
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- OPEN PLAN KITCHEN DINER WITH BI-FOLD DOORS
- UTILITY ROOM
- PART CONVERTED GARAGE / HOME OFFICE
- DRIVEWAY FOR UP TO SIX VEHICLES
- QUIET LONG LAWFORD LOCATION
- DOWNSTAIRS WC
- BUILT IN SOUND SYSTEM





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.





Lodge Farm Close, Long Lawford, Rugby





Total Area: 143.0 m² ... 1539 ft² (excluding garage, office)

All measurements are approximate and for display purposes only

CONTACT

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