

7 Lauderdale Close, Long Lawford, Rugby, Warwickshire, CV23 9ST

HOWKINS & HARRISON

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Long Lawford, Rugby,
Warwickshire, CV23 9ST

Guide Price: £188,500

Situated in a quiet close, this charming three bedroom mid terraced property offers a delightful family home. The modern kitchen/breakfast room provides a functional area for cooking and dining, whilst the sitting room provides space for relaxing. The enclosed rear garden is thoughtfully designed for low maintenance. This outdoor space allows for relaxation and enjoyment without the burden of extensive upkeep. Conveniently located close to local village amenities.

Features

- Village location
- Three bedrooms
- Family bathroom
- Kitchen/breakfast room
- UPVC windows and doors
- Gas central heating
- Enclosed, low maintenance rear garden







Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.



Ground Floor

The property opens in a a useful entrance porch, ideal for coats and shoe storage, which in turn leads into the welcoming sitting room, a widnow overlooks the rear garden, stairs rise to the first floor and a fireplace with gas fire inset provides an attractive focal point to the room. A door provides access to the light and airy kitchen/breakfast room which boasts dual aspect windows. The kitchen is fitted with a modern range of light oak effect base and eye leve units with complementing worksurfaces over and tiling to the floor. There is space for a freestanding cooker, washing machine and tumble dryer, with further space for a full height fridge/freezer along with space for a table and chairs. A door gives access to the garden.

First Floor

To the first floor there are three bedrooms and a family bathroom. There are two bedrooms located to the rear elevation, with bedroom three being situated to the front aspect. The family bathroom is fitted with a modern suite comprising of a bath with shower over, wash hand basin and WC.

Outside

The rear garden is fully enclosed and is designed to be of low maintenance with a large paved patio area adjacent to which, is an area laid to lawn with the additional benefit of a wooden garden shed, ideal for storage.

Agents Note

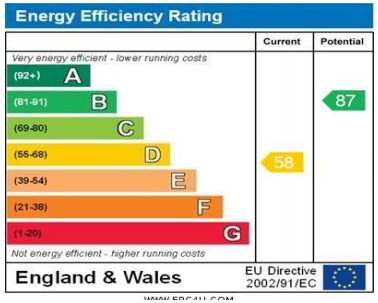
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

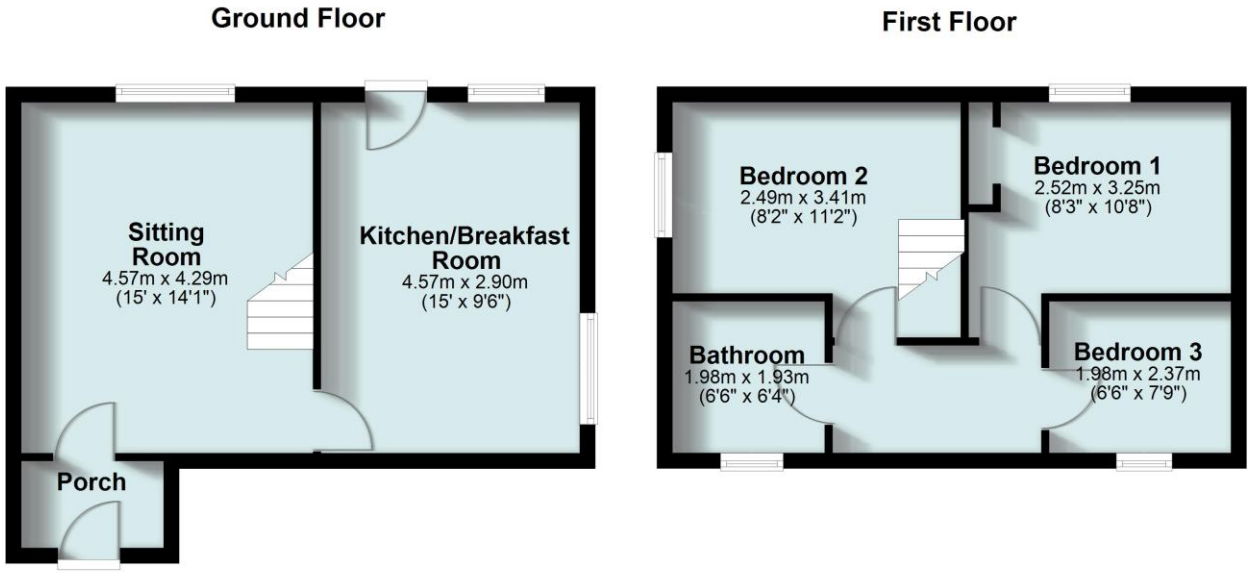
Viewing
Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – A.





Total area: approx. 68.0 sq. metres (731.7 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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