



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£400,000

Located in

Long Lawford





Foxfield Place

Long Lawford | Rugby Warwickshire | CV23 9BF



**** NO CHAIN **** Beautifully presented family home in the sought after Village of Long Lawford located on a quiet development of just 6 properties in a private cul de sac.

This impressive four bedroom home offers ample living space over two floors and is situated on a large plot with good sized front and rear gardens, a detached double garage and ample parking for multiple cars.

The ground floor comprises of an entrance hall, fitted kitchen, utility room, dining room, w/c and lounge with french doors leading to the garden.

On the first floor you will find four well proportioned double bedrooms, the master bedroom benefits from an en-suite, bedroom two offers built in wardrobes and there is a well presented family bathroom.

The property benefits from a high pitched loft space with potential for conversion subject to the usual planning permissions. The loft has been boarded and has a fitted loft ladder.

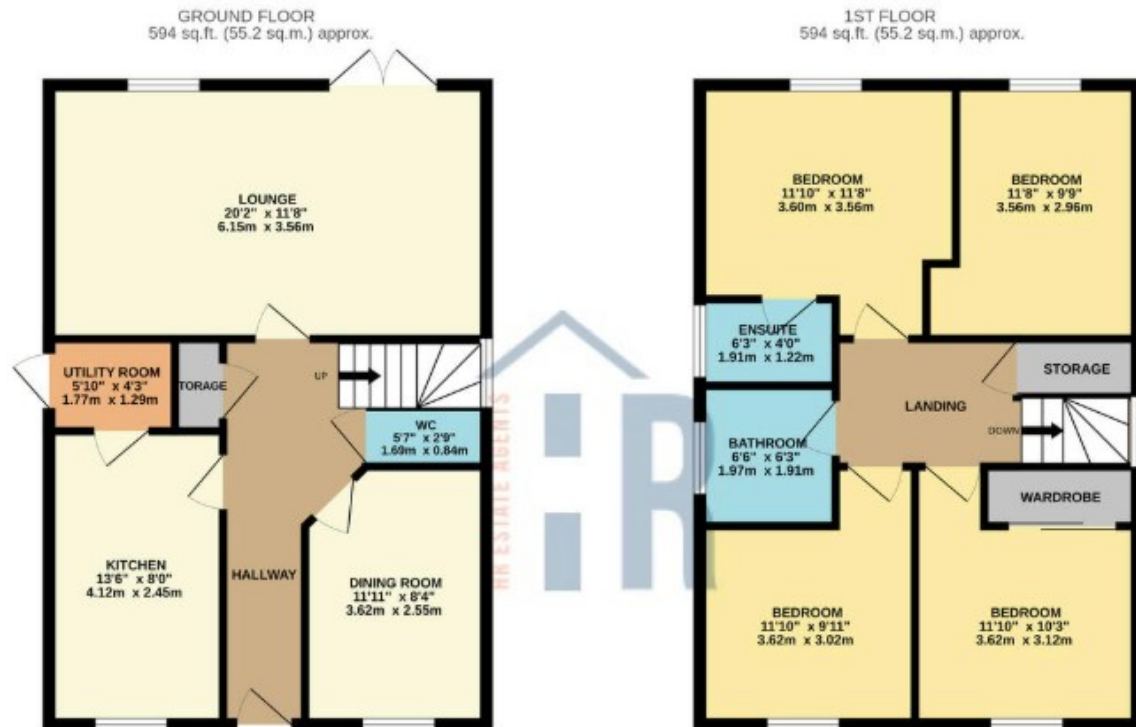
Outside this property is set on an impressive plot with great curb appeal. Landscaped front and rear gardens ideal for relaxing or entertaining. A large detached double garage and ample off street parking.

Foxfield Place

£400,000 Freehold



- NO CHAIN
- POPULAR VILLAGE
- AMPLE LIVING SPACE
- FRONT AND REAR GARDENS
- BEAUTIFUL FAMILY HOME
- 4 BEDROOMS
- LOCATED IN PRIVATE DEVELOPMENT
- DOWNSTAIRS W/C
- DOUBLE GARAGE
- LANDSCAPED GARDEN



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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