



EDWARD KNIGHT
ESTATE AGENTS

12 LELLEFORD CLOSE, LONG LAWFORD, RUGBY, CV23 9FP

£425,000





PROPERTY SUMMARY

Edward Knight are delighted to present this four-bedroom 3-Storey detached residence located within a peaceful cul-de-sac in the ever-popular area of Long Lawford, Rugby. Ideally positioned close to a range of local amenities, reputable schools, and attractive parks, this property offers an exceptional opportunity for those seeking a project with potential for capital enhancement.

The spacious accommodation briefly comprises an entrance hall, ground floor, generous lounge, kitchen, and utility space. To the first floor there are 2 well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a family bathroom. Heading up another flight of stairs you have 2 more well spaced bedrooms with an allocated bathroom.

Externally, the property benefits from both front and rear gardens, with the front providing off-road parking and access to a single garage. The rear garden offers a private outdoor space with scope for full landscaping or extension, subject to the necessary consents.



Offered for sale with very short onward chain (purchasing new property), this property represents a rare opportunity to acquire a detached family home in a desirable location at an attractive price point, reflecting the level of work required.

Viewing is highly recommended to appreciate the scale, layout, and potential that this property offers. Viewings are strictly by appointment through Edward Knight's Regent Street office.

LOCATION

Discover the Charm of Long Lawford and the Surrounding Area.

Nestled amidst the picturesque Warwickshire countryside, Long Lawford is a quintessential English village brimming with charm, history, and community spirit. This delightful village is characterised by a wealth of attractive period properties, leafy lanes, and a friendly, welcoming atmosphere. Residents enjoy the best of both worlds-rural tranquillity with easy access to urban amenities.

The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbours know each other and a true sense of community thrives.

Set near the tranquil banks of the River Avon, Long Lawford is just a short drive from the historic market town of Rugby-a town known across the globe as the birthplace of Rugby football. As the second largest town in Warwickshire, Rugby offers an extensive range of shops, supermarkets, cafés, restaurants, and bars, alongside excellent leisure and cultural facilities.

At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur continue to draw visitors from around the world, adding to the town's unique identity. For those



seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St. Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just under five miles from Long Lawford is the stunning Draycote Water Country Park. This vast natural







oasis offers scenic walking and cycling trails, as well as watersports like sailing, windsurfing, and paddle boarding. It's also a haven for wildlife watchers and a favourite spot for anglers and birdwatchers alike.

A short drive away lies the expansive Coombe Country Park, set in over 500 acres of landscaped gardens, woodlands, and serene lakes. Whether you're planning a family day out, a peaceful solo stroll, or a picturesque picnic, this award-winning park provides the perfect setting for rest and recreation.

Excellent transport links further enhance Long Lawford's appeal. Rugby railway station provides direct services to London Euston in under an hour, making it a popular choice for commuters, while major road networks including the M1, M6, A5, and A14 are easily accessible for travel across the Midlands and beyond.

In short, Long Lawford is more than just a village-it's a lifestyle. With its rich heritage, community atmosphere, access to top schools and superb countryside, it offers the ideal location for families, professionals, and retirees alike.

GROUND FLOOR

KITCHEN

9' 89" x 15' 48" (5m x 5.79m)

LOUNGE

9' 33" x 15' 44" (3.58m x 5.69m)

DOWNSTAIRS WC

FIRST FLOOR

0m x 0m)

BEDROOM 1

9' 7" x 15' 8" (2.92m x 4.78m)

BEDROOM 2

15' 4" x 09' 09" (4.67m x 2.97m)

BATHROOM

SECOND FLOOR

BEDROOM 3

9' 56" x 014' 0" (4.17m x 4.27m)

BEDROOM 4

8' 57" x 13' 9" (3.89m x 4.19m)

BATHROOM



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		