

**35 Steeping Road  
Long Lawford  
RUGBY  
CV23 9SS**

**Offers Over £195,000**



- **TWO BEDROOM**
- **NO ONWARD CHAIN**
- **IDEAL FIRST TIME PURCHASE**
- **OFF ROAD PARKING**

- **SEMI DETACHED HOME**
- **POPULAR VILLAGE LOCATION**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom, semi detached home, located in the ever popular village of Long Lawford. In brief the accommodation comprises; entrance hall, kitchen, lounge, two double bedrooms and a bathroom. This property additionally benefits from upvc double glazing, gas radiator central heating, an enclosed rear garden and off road parking for two cars. Offered with no onward chain.

The property is in the close vicinity of highly regarded schooling, good local amenities including a convenience store, public house and a church. The property is also well located for all major road links and close to Rugby town centre, retail parks and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite part glazed door into:

#### **Entrance Hallway**

Stairs rising to first floor. door Radiator. Doors off to lounge and kitchen.

#### **Lounge**

14'0" x 11'8" (4.29m x 3.56m)

Patio doors leading to rear garden. Radiator.

#### **Kitchen**

9'8" x 5'4" (2.95m x 1.63m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap. Built in electric oven, and gas hob, with extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine. Wall mounted boiler. Window to front.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

11'8" x 8'7" (3.56m x 2.64m)

Window to front. Built in wardrobe. Radiator.

#### **Bedroom Two**

9'4" x 8'3" (2.87m x 2.54m)

Window to rear. Radiator.

#### **Bathroom**

6'3" x 5'4" (1.91m x 1.65m)

With suite to comprise; bath with shower over, pedestal wash hand basin and low level w.c. Radiator. Extractor fan.

#### **Front Garden**

Driveway providing off road parking for two cars. Flower bed. Gated access to rear garden. Steps up to front door.

#### **Rear Garden**

Mainly laid to lawn with paved patio area. Flower and shrub borders. Trellis. Timber shed. Enclosed by timber fencing.

### **Agents Note**

Council Tax Band:

Energy Efficiency Rating:



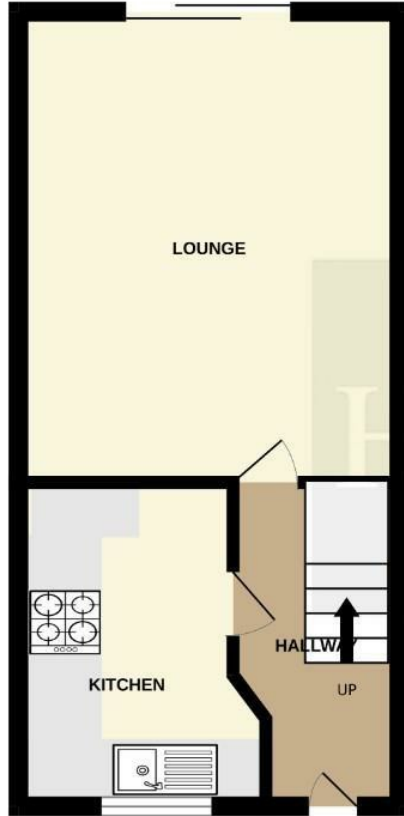




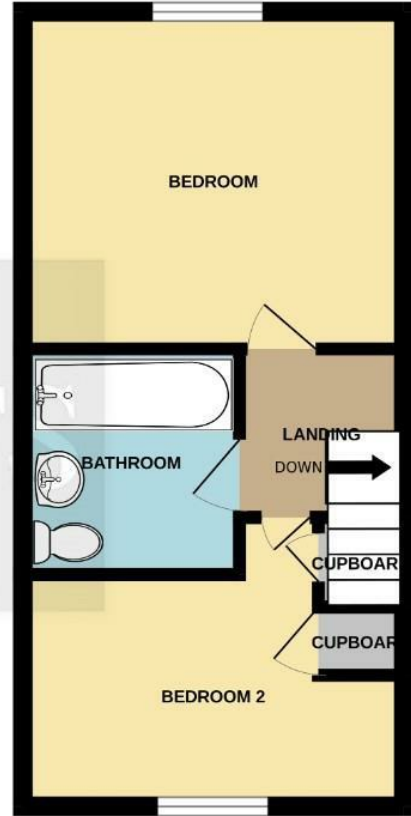




GROUND FLOOR



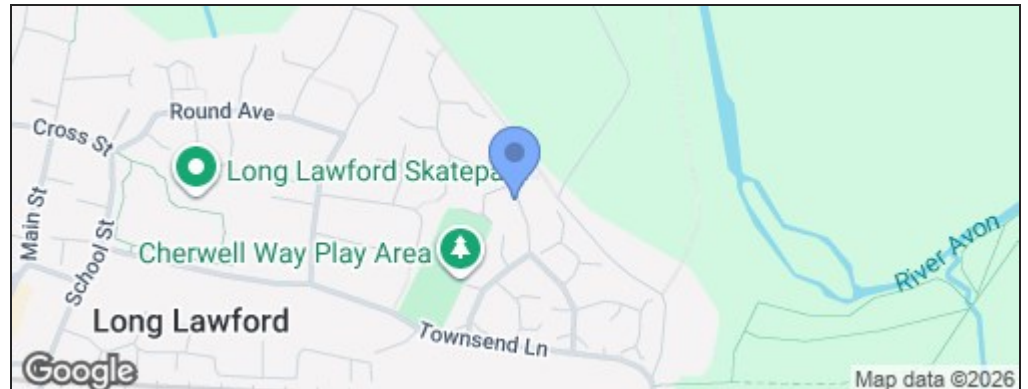
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.