



Connells

Herdwick Close
Long Lawford RUGBY



Property Description

*****CHARMING THREE STOREY TOWNHOUSE*****

Connells are proud to market this impressive three bedroom semi-detached property, positioned in a quiet cul de sac on Herdwick Close in Long Lawford, Rugby. This contemporary home benefits from three floors of versatile living accommodation, and in brief comprises of; entrance, downstairs cloakroom, family lounge, modern open plan kitchen/diner, utility area, three double bedrooms with an en suite to master, plus a family bathroom. Externally, there is a well maintained rear garden with a pizza oven, allocated off road parking, single garage, plus an EV charging point. This property also benefits from gas central heating and double glazing throughout.

Long Lawford is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Entrance

A welcoming entrance space with stairs rising to the first floor landing.

Lounge

A lovely family lounge featuring a window to the front aspect with fitted shutter blinds.

Front Of Property

Beautiful field views to the front, positioned on a quiet cul de sac. Main entrance door to the front leading onto;

Kitchen/Diner

An impressive and modern kitchen/diner dining, featuring a range of wall and mount base units, and double doors leading to the rear garden. Integrated appliances are to include a double oven, four ring electric hob and extractor fan, fridge freezer, dish washer, and sink & drain.

Utility

Utility off the kitchen/diner featuring space for a washing machine and tumble dryer and the boiler.

Downstairs Cloakroom

Off the utility with low level WC and sink.

Landing

First floor landing providing access to the first floor rooms, and stairs rising to the second floor.

Bedroom One

A spacious master bedroom taking up the second floor, featuring built in wardrobes with sliding doors, built in airing cupboard, and window to the front aspect with fitted shutter blinds providing idyllic views.

En Suite

En suite off the master bedroom with a double walk in shower, low level WC, sink, heated towel rail and frosted window to the rear aspect.

Bedroom Two

Bedroom is on the first floor and features a built in storage cupboard and two windows to the front aspect with fitted shutter blinds.

Bedroom Three

Bedroom three is on the first floor and features a built in storage cupboard and window to the rear aspect.

Family Bathroom

The main bathroom is on the first floor with a built in bath and shower over, separate walk in shower, low level WC, sink, heated towel rail, and frosted window to the rear aspect.

Rear Of Property

A well presented rear garden laid to lawn with decking area. The garden provides plenty of privacy, has side accessibility and also features a fantastic pizza oven, perfect for social gatherings.

Garage

A single detached garage with light & power and an up & over door.

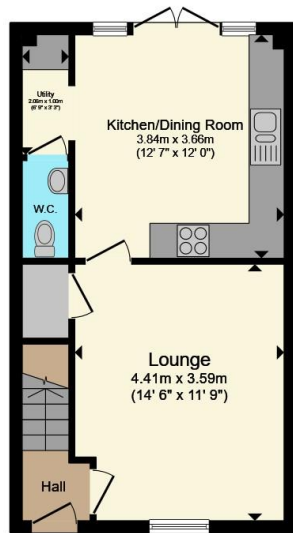
Parking

This property comes with allocated off road parking to the side for approximately two vehicles. There is also an EV charging point for modern living.

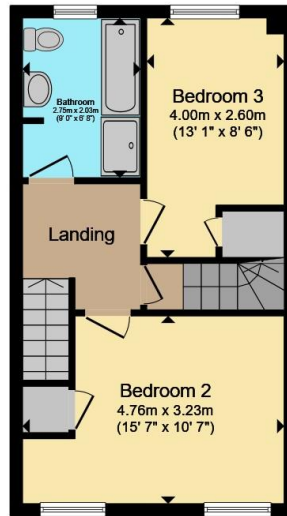




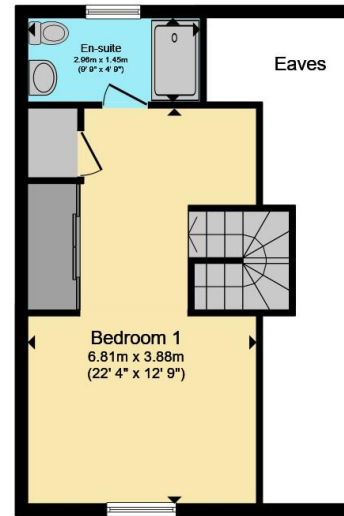




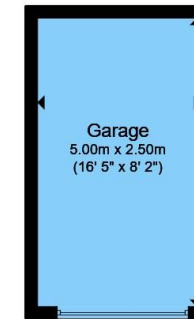
Ground Floor



First Floor



Second Floor



Garage

Total floor area 122.2 m² (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107814



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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