



**Connells**

Lodge Farm Close  
Long Lawford Rugby



## Property Description

Connells are proud to bring to market the opportunity to acquire this impressive and immaculately presented three bedroom detached home, situated on Lodge Farm Close in Long Lawford, Rugby. In brief, Lodge Farm Close comprises of entrance hall, downstairs cloakroom, spacious lounge, modern open plan kitchen/diner, three double bedrooms with en suite to master, and family bathroom. Externally, there is a landscaped rear and side garden, single garage, plus allocated off road parking for approximately two to three vehicles. This property also benefits from downstairs under floor heating, double glazing and gas central heating.

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 hall with lit up stairs rising to the first floor landing.

## Downstairs Cloakroom

Low level WC, sink, window to the side aspect.

## Lounge

Generous lounge featuring double doors which lead to the kitchen/diner, plus a window to the front aspect.

## Kitchen/Diner

A modern open plan kitchen/diner, making an impressive space for dining or socialising, with double doors leading to the rear garden which allows for plenty of natural light. The kitchen features a range of wall and mount base units and a breakfast bar with seating area. Integrated appliances include a double oven, induction hob & extractor fan, fridge freezer, sink & drainer, dish washer plus washing machine. This room benefits from underfloor heating throughout downstairs. Window to the rear aspect.

## Landing

First floor landing with a built in airing cupboard and access to first floor reception rooms.

## Bedroom One

The master bedroom features built in wardrobes and window to the front aspect.

## En Suite

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

## Bedroom Two

Featuring space for a wardrobe and window to the rear aspect.

## Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and a frosted window to the side aspect.

## Garden

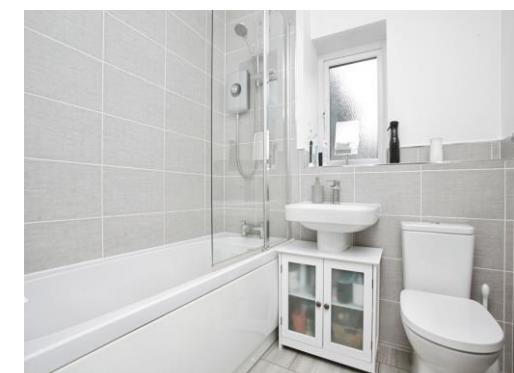
A low maintenance, private rear garden with artificial grass, patio area and a covered seating area. There is additional side garden plus the property can be accessed via side accessibility.

## Garage

Single garage which has a boarded off section for storage space.

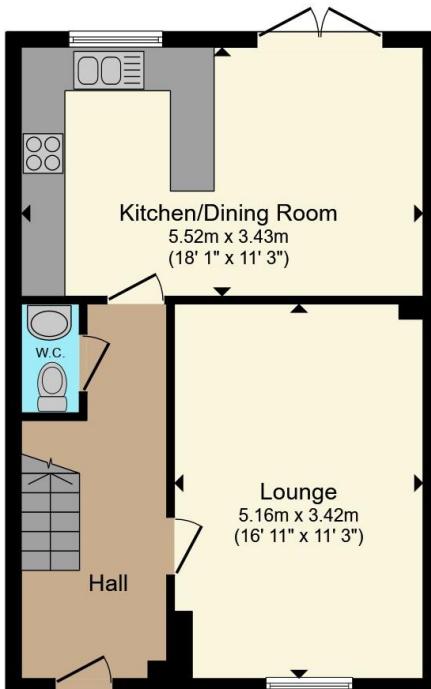
## Parking

This property comes with allocated off road parking for approximately two to three vehicles to the side/front aspect.

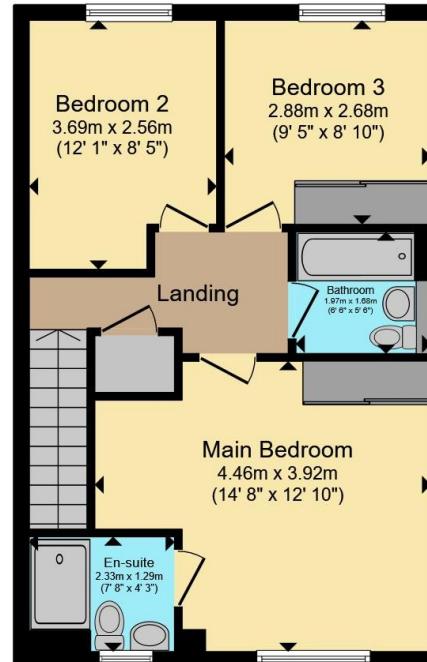




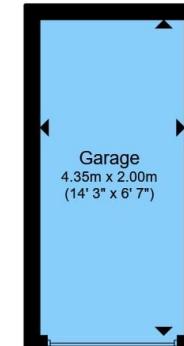




**Ground Floor**



**First Floor**



**Garage**

Total floor area 104.6 m<sup>2</sup> (1,126 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107869](http://connells.co.uk/Property/RBY107869)**



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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