34 The Ryelands
Lawford Heath
RUGBY
CV23 9EN

£245,000

- THREE BEDROOM
- IMPROVED AND WELL PRESENTED
- REFITTED BATHROOM
- UPVC DOUBLE GLAZING
- SEMI DETACHED HOME
- REFITTED KITCHEN
- OIL CENTRAL HEATING
- ENERGY EFFICIENCY RATING TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three bedroom semi detached home located in the residential area of Lawford Heath. This property has been updated and improved by the current owners to include newly fitted bathroom and kitchen, flooring, garden fencing, boiler, replacement doors and replastered walls and ceilings.
In brief the accommodation comprises; entrance hall, lounge/dining room, conservatory, kitchen/breakfast/utility room, three first floor bedrooms and a first floor bathroom. Externally there are front and rear gardens with potential for off road parking. This property additionally benefits from upvc double glazing and oil fired central heating.
Lawford Heath is situated in a rural area between the villages of Long Lawford and Cawston, which are both well served by a range of local shops and amenities, highly regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways. Lawford Heath is just a short drive from Rugby train station, which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via double glazed composite door into:

Entrance Hall
Stairs rising to first floor. Contemporary radiator with thermostat control. Door with glazed panels to utility area and breakfast kitchen . Door to lounge/diner. Replastered walls and ceiling.

Lounge/Diner
19'9" x 11'11" max (6.02m x 3.65m max)
Double glazed window to front. Double glazed sliding patio door to rear, opening to conservatory. Replacement skirting boards. Luxury vinyl flooring. Wall radiator with thermostat control. Replastered walls and ceiling. Smoke alarm. Door to kitchen.

Conservatory
10'6" x 9'4" (3.22m x 2.87m)
Of upvc construction. Polycarbonate roof. Tiled floor. Double glazed door to side. Double radiator with thermostat control.

Kitchen/Breakfast/Utility Room
19'9" x 11'6" max (6.02m x 3.52m max)
Replacement eye level and base units. Wood effect work surface. One and a half bowl sink and drainer unit with mixer tap over. Built in oven and hob with extractor over. Space and plumbing for a washing machine and dishwasher. Space for a tumble dryer. Tiled splash backs. Luxury vinyl flooring. Replastered walls and ceiling.

Breakfast Area
Double radiator with thermostat control. Double glazed window to rear.

Utility Area
Obscure double glazed door and window to the side. Wood effect work surface. Base units. Built in cupboard with consumer unit (fitted 2020). Space for a fridge/freezer. Understairs storage cupboard. Vinyl flooring.

First Floor Landing
Airing cupboard housing hot water tank. Access to loft. Replastered walls and ceiling. Doors off to bedrooms and bathroom.

Bedroom One
12'1" x 10'9" (3.69m x 3.28m)
Double glazed window to front ovelooking fields. Overstairs storage cupboard. Radiator with thermostat control. Replacement door. Replastered walls and ceiling.

Bedroom Two
12'5" x 8'6" max (3.81m x 2.61m max)
Double glazed window to rear. Radiator with thermostat control. Built in storage cupboard. Replastered walls and ceiling. Replacement door.

Bedroom Three
10'9" x 6'9" (3.28m x 2.08m)
Double glazed window to the front. Radiator with thermostat control. Built in storage cupboard. Replastered walls and ceiling. Replacement door.

Bathroom
Refitted with a suite to comprise; panelled bath with shower over, tiled splash backs, low flush w.c. and pedestal wash hand basin. Part tiled walls. Chrome ladder radiator. Laminate flooring. Replacement door. Obscure double glazed window to the rear.

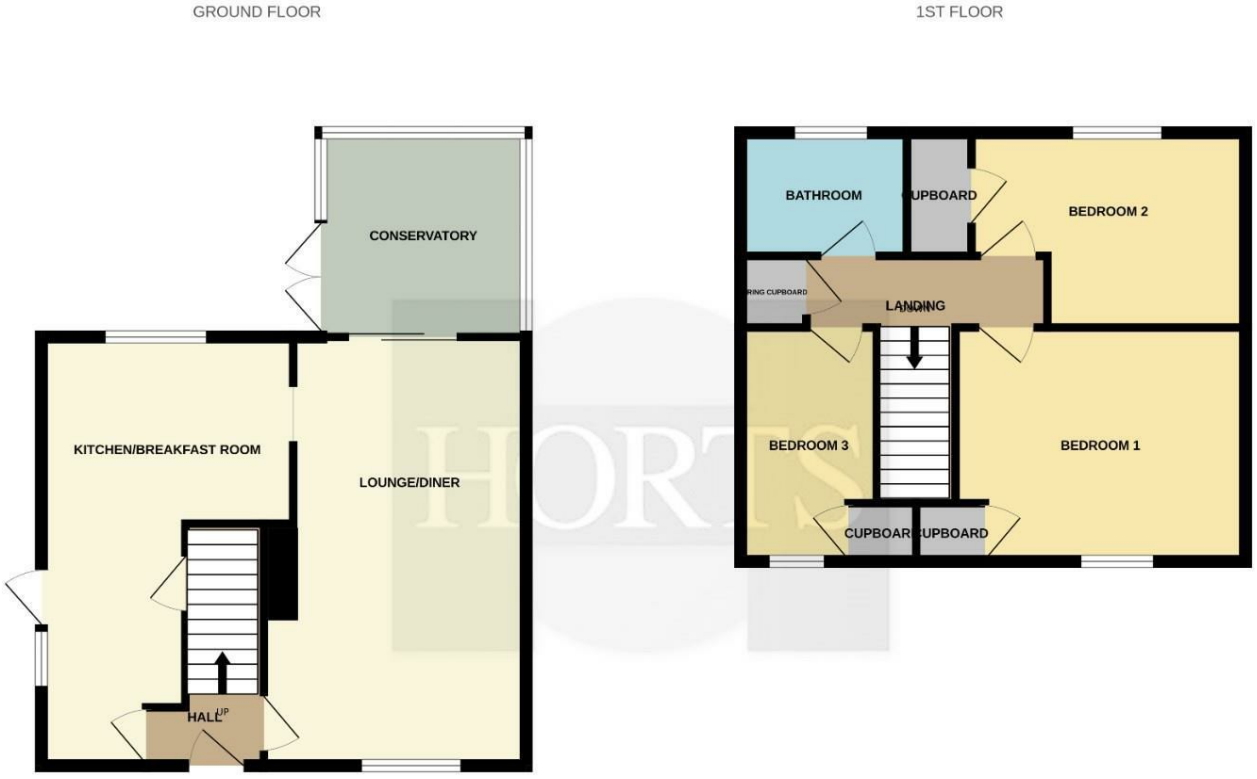
Front Garden
Potential for off road parking. Area laid to gravel. Side pedestrian access leading to rear.

Rear Garden
Central heating boiler. Oil tank enclosed by timber fencing. Patio area. Lawn area. Timber panel fencing and weather boards to boundaries.

Agents Note
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: E

MORNING

Hotpoint



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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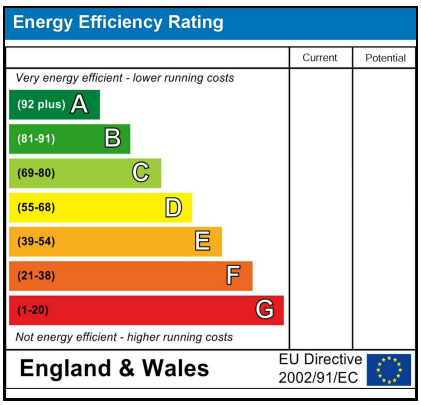

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