



**Lawford Lane, Bilton, Rugby**  
**Offers Over £235,000**



# Lawford Lane, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this extended semi detached property located in the sought after area of Bilton, Rugby. The property is well placed for local amenities, road links and schooling for all ages. In brief the property comprises: entrance porch, entrance hall, lounge, kitchen/diner, snug/office, utility room and a bathroom to the ground floor. To the first floor there are three bedrooms and a shower room. The property further benefits from wooden double glazing, gas central heating, generous rear garden and off road parking to the front.

## Frontage

Off road parking. Boundary fence and hedge.

## Entrance Porch

Enter via wooden glazed front door with windows to either side.

## Entrance Hall

Enter via wooden part glazed door. Window to the front aspect. Stairs rising to the first floor. Door to storage cupboards. Radiator, tiled flooring. Doors to:

## Lounge 14'11" x 10'6" (4.56m x 3.21m)

Window to the rear aspect, radiator. T.V aerial point.

## Kitchen/Diner 17'1" x 11'7" (5.23m x 3.54m)

Window to front and rear aspect. Glazed door giving access to the rear garden. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with oven below and extractor above. Space for fridge and freezer. Space and plumbing for dishwasher. Radiator, tiled flooring. Door into:



**Snug/Office 14'4" x 6'8" (4.37m x 2.05m)**

Upvc double glazed door and window to the side aspect. Radiator, tiled flooring. Doors to:

**Utility Room 9'0" x 6'8" (2.75m x 2.04m)**

Wooden glazed door and window to the front aspect. Space and plumbing for washing machine. Space for tumble dryer. Space for further fridge/freezer. Tiled floor.

**Downstairs Bathroom 8'3" x 6'8" (2.54m x 2.04m)**

Obscure window to the rear aspect. A fully tiled suite comprising: corner bath with shower fitted over. Low level w.c, wash hand basin. Tiled flooring.

**First Floor Landing**

Window to the front aspect. Access to loft space. Doors to:

**Bedroom One 14'11" x 9'11" (4.57m x 3.04m )**

Window to the rear aspect, radiator. Cupboard.

**Bedroom Two 11'6" x 10'8" (3.53m x 3.27m )**

Window to the rear aspect, radiator.

**Bedroom Three 9'11" x 6'11" (3.04m x 2.12m)**

Window to the front aspect, radiator. Door to cupboard housing gas combi boiler.

**Shower Room 7'1" x 6'1" (2.17m x 1.87m )**

Obscure window to the side aspect. A fully tiled suite comprising: enclosed shower cubicle, low level w.c, wash hand basin. Radiator, tiled flooring.

**Rear Garden**

A generous rear garden backing onto playing fields. Various planting areas. Raised wooden decked areas. Lawn with decorative stone chippings. Fence with further lawn area beyond. Space for garden sheds and greenhouse.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council

**Tax Band**

B

**Tenure**

Freehold

**Directions For Sat Nav**

CV22 7JS

**Viewing**

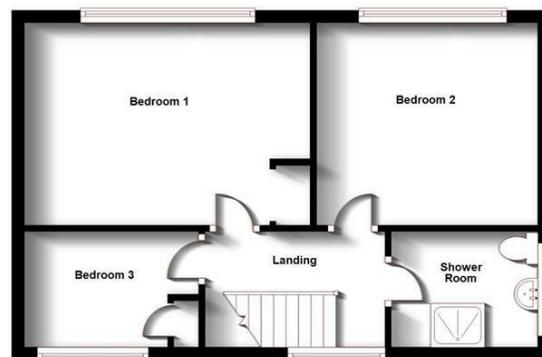
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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