



Rugby Road, Long Lawford, Rugby
Offers Over £300,000

crowhurst
gale



Rugby Road, Long Lawford, Rugby

Crowhurst Gale are pleased to present this delightful, extended semi-detached house, built in the 1930s, offers a perfect blend of character and modern living. With a superb open plan Lounge/Dining/Kitchen, this home provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or those downsizing to a comfortable size property. One of the standout features of this home is the expansive rear garden, which is a true haven for nature lovers and gardening enthusiasts alike. The garden is thoughtfully designed, featuring a tranquil fish pond, a patio area, a greenhouse, and practical storage sheds to keep your outdoor space tidy.

Frontage

Laid to lawn with off road parking boundary wall and fencing. Gates giving access to side and rear of the property

Entrance Hall

Stairs to first floor. Doors leading to:

Lounge 11'9" x 11'0" (3.60 x 3.37)

Bay window. Open fire with granite hearth and wooden surround.

Living/Dining/Kitchen 21'0" x 16'1" (6.42 x 4.92)

Fitted kitchen with integral appliances. Dining area and sitting area. Window and patio doors to rear garden.

First Floor Landing

Window to side. Door to:



Bedroom One 11'10" x 12'9" (3.63 x 3.89)

Bay window to front.

Bedroom Two 11'4" x 11'0" (3.47 x 3.36)

Window to the rear.

Bathroom 7'5" x 5'10" (2.27 x 1.78)

Bath with shower fitted. WC and washbasin.

Rear Garden

The large rear garden is thoughtfully designed, mainly laid to lawn featuring a tranquil fish pond, a greenhouse for your horticultural pursuits, and practical storage sheds to keep your outdoor space tidy. The patio area invites you to enjoy al fresco dining and entertaining, making it an ideal spot for summer gatherings with family and friends.

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.

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.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for 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.

Tax Band

Tax Band: B

Tenure

Freehold

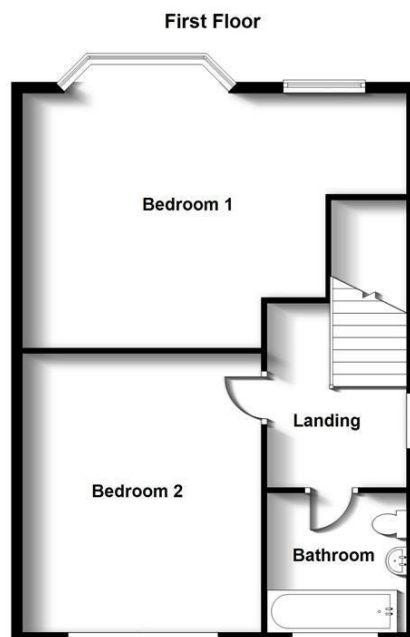
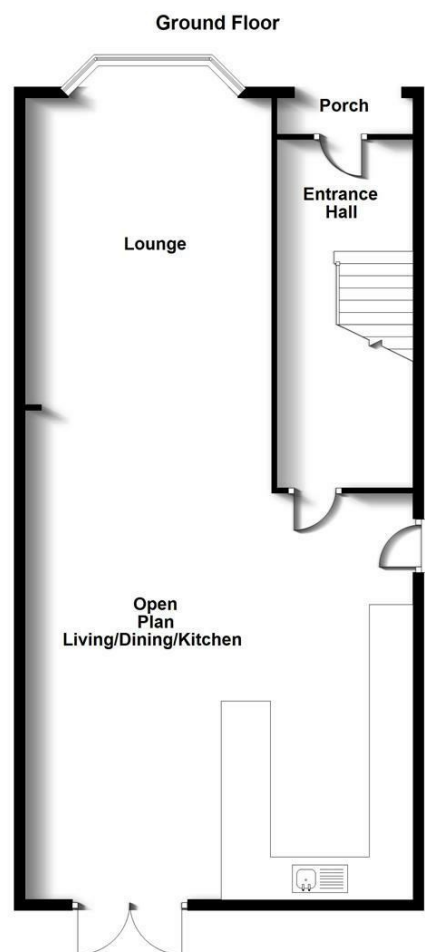
Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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