



South View Road, Long Lawford, Rugby
Guide price £295,000



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Crowhurst Gale are pleased to present this recently modernised detached bungalow overlooking picturesque countryside views to the front and located in the sought after village of Long Lawford. In brief the property comprises: porch, hallway, lounge/dining room, kitchen/diner, two bedrooms, bathroom, lean to and conservatory. The property further benefits from gas central heating, double glazing, rear garden, off road parking and garage.

Frontage

Off road parking with access to the garage via an up and over metal door. Lawn area with flower borders. Path leading to front door and giving access to the rear garden.

Porch

Enter via opaque double glazed door with double glazed windows to side. Door into:

Hallway 11'0" x 9'10" (3.36 x 3.01)

Coving to ceiling, wooden style laminate flooring, radiator, access to loft space. Doors to:

Lounge/Dining Room 23'7" x 10'11" min 14'5" max (7.21 x 3.34 min 4.40 max)

Double glazed window to front aspect with country side views. Feature fireplace with gas fire in a wood burner style . Coving to ceiling, radiator.



Kitchen/Breakfast 10'7" x 11'10" (3.24 x 3.63)

Double glazed windows to front and rear aspects. Range of eye and base level units with roll top work surfaces, inset poly-carbonate sink with drainer and mixer tap over. Tiled splash back area. Fitted washing machine and dishwasher. Built in gas hob with extractor, electric double oven, tumble dryer and fridge/freezer. Wall mounted 'Vaillant' gas fired combination boiler. Radiator. Double glazed opaque door to:

Side Lobby/Porch 12'8" x 4'0" (3.87 x 1.24)

Of brick and upvc construction. Polycarbonate roof. Double glazed door giving access to the front. Upvc double glazed window to rear aspect. Upvc double glazed sliding doors into the rear garden. Tiled floor.

Bedroom One 13'6" x 10'0" (4.12 x 3.05)

Double glazed window to front aspect with country side views. Coving to ceiling, radiator.

Bedroom Two 12'11" x 8'8" (3.96 x 2.66)

Double glazed window to rear aspect. Fitted wardrobe, radiator.

Bathroom

Two opaque double glazed window to rear aspect. Fully tiled walls, fully tiled shower cubicle, wash hand basin and WC set within a vanity unit. Coving to ceiling. Radiator.

Lean To Conservatory

Garden Room - Of upvc construction. Double glazed windows to three sides and doors leading into rear garden.

Rear Garden

Landscaped rear garden laid mainly to patio with solid stone slabs. Shrub and flower borders. Pergola. Enclosed by timber fencing. Access is gained via the side of the property.

Garage 16'0" x 8'4" (4.89 x 2.55)

Up and over metal door. Personal door to rear and window to side aspect. Power and light connected.

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

Tax Band: D

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

Tenure

Freehold



Ground Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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