Green Close, Long Lawford, Rugby
Guide Price £375,000

crowhurst gale

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Crowhurst Gale are pleased to present this beautifully presented and deceptively spacious five bedroom semi-detached property with single garage and driveway with parking for 4 cars. This well designed property is located at the end of a quiet cul-de-sac in the popular village of Long Lawford and briefly comprises: Inner Porch, Fitted Kitchen/Utility with appliances, Lounge, Study, Dining Room, Inner Hallway, Conservatory, Five Bedrooms and a Bathroom. Internal viewing of this superb property is essential.

Frontage
Parking for approximately four cars.

Entrance Porch
Door to Kitchen. Door to:

Ground Floor WC

Kitchen With Utility Area 19'1" x 10'5" max (5.84 x 3.18 max)
Fitted kitchen with integral and free standing appliances.

Dining Room 13'8" x 9'1" (4.19 x 2.79)
Open plan leading into Hallway and Conservatory.

Lounge 16'7" x 12'2" (5.08 x 3.73)
Lounge with 'French doors' to the rear patio and rear garden.
Double doors to:

Study 9'1" x 7'1" (2.77 x 2.18)
Study with window to the front aspect.

Conservatory 16'7" x 9'4" (5.07 x 2.86)
Double glazed with 'French' doors into the rear garden.

Bedroom 12'4" x 11'1" (3.78 x 3.38)
Window to rear aspect.

Bedroom 11'10" x 9'6" (3.61 x 2.92)
Window to front aspect.

Bedroom 8'9" x 8'5" (2.69 x 2.59)

Bedroom 11'6" x 8'9" (3.53 x 2.67)
Window to front aspect.

Bedroom 9'1" x 8'11" (2.77 x 2.72)
Velux window to rear aspect.

Bathroom
Panelled bath with shower fitted over, WC and wash hand basin. Window to rear

Rear Garden
A private, enclosed garden with mature shrub borders, shed with power and light, decked area, patio area and lawn.

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.

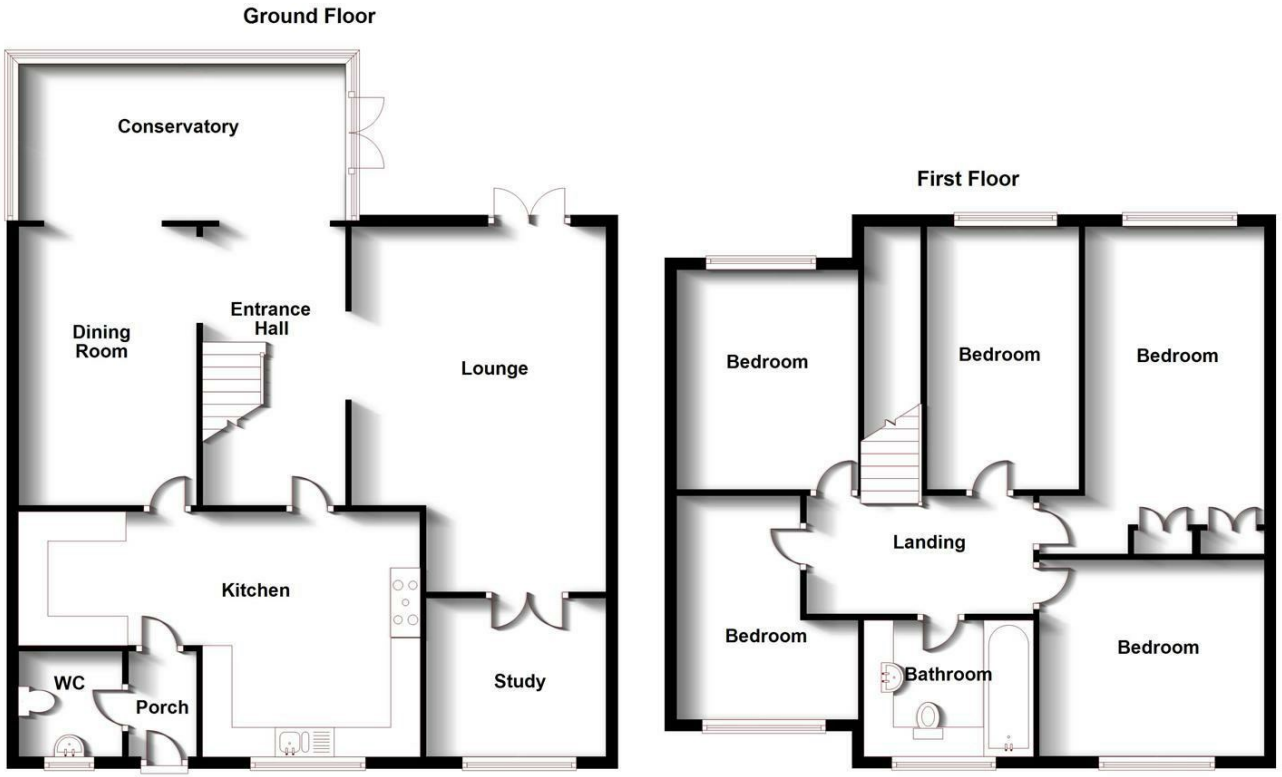
Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

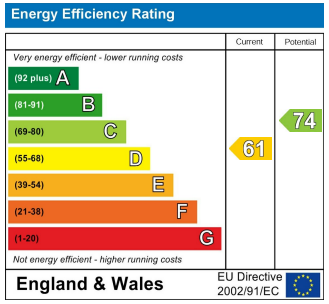
Local Authority
Rugby Borough Council

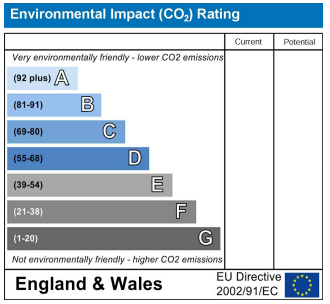
Tax Band
Tax Band: C

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266







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