

Lelleford Close, Long Lawford, Rugby, CV23 9FP



GUILD HOUSE  
Estate Agents





Guild House estate agents are delighted to offer for sale a well presented detached property situated on the 'Brambles' development on the edge of Long Lawford. Built by Messrs Bloor Homes approximately four years ago this detached property occupies an enviably quiet position within the development. The popular village of Long Lawford is ideally located for access into Rugby, Coventry and Leamington Spa. The village itself offers some excellent local amenities including a Co Op supermarket, hairdressers public houses and a highly regarded primary school.

In brief the accommodation comprises: entrance hallway with Amtico flooring, spacious lounge with french doors leading onto the garden, cloakroom/w.c and a gorgeous breakfast/kitchen with skylight ceiling windows. The kitchen is fitted with a range of stylish high gloss ivory units incorporating integrated washing machine, dishwasher, fridge/freezer, low level oven, electric hob and stainless steel chimney extractor.

To the first floor the main bedroom benefits from built in wardrobes with sliding mirrored doors and en suite shower room. There is a further double bedroom and single bedroom currently being used as a home office. Completing the first floor is a generous family bathroom with separate shower enclosure. The property further benefits from gas central heating, upvc double glazing and the remaining 6 years of the NHBC warranty.

Externally the fully enclosed rear garden is mainly laid to lawn with patio area and side gate leading to the carport, where there is parking for two vehicles.

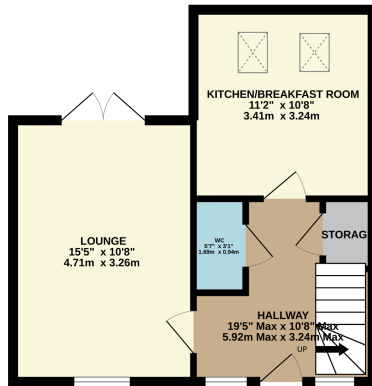
Viewing is essential.



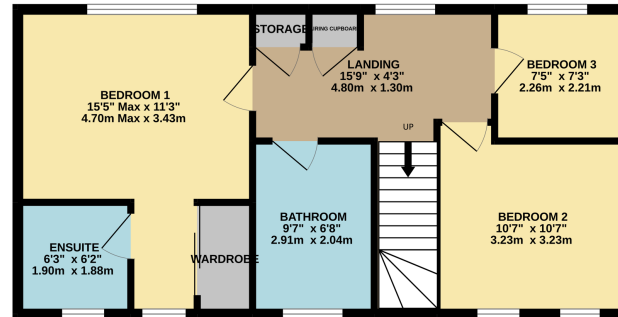
- DETACHED
- THREE BEDROOMS
- FAMILY BATHROOM AND EN SUITE
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- GOOD SIZED GARDEN
- CAR PORT AND OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- WELL REGARDED SCHOOL CATCHMENT
- EPC RATING B



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



FIRST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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