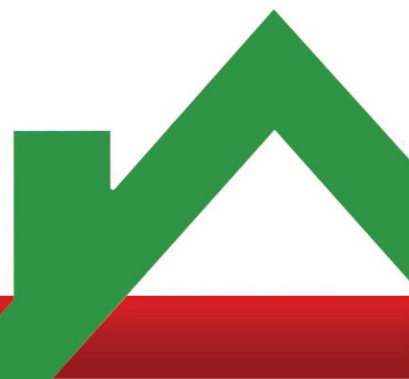




## ACORN HOUSE

19b LIVINGSTONE AVENUE  
LONG LAWFORD  
RUGBY  
WARWICKSHIRE  
CV23 9BU

£425,000



THE PROPERTY IS SITUATED ON THE OUTSKIRTS OF LONG LAWFORD ON THE WESTERN EDGE OF RUGBY TOWN CENTRE. EXCELLENT COMMUTER ACCESS IS AVAILABLE TO THE SURROUNDING M45/M1/A45 AND A46 ROAD AND MOTORWAY NETWORKS.

## A WELL PRESENTED THREE BEDROOM DETACHED CHALET STYLE SET IN A QUIET PRIVATE ROAD ON THE EDGE OF LONG LAWFORD VILLAGE

### DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented three-bedroom detached chalet style home offering spacious and well proportioned accommodation set over two floors.

Located on a quiet private road on the periphery of Long Lawford, the village itself has a range of amenities to include shops, stores, supermarket, two public houses, schooling, excellent transport links and a regular bus service to Rugby town centre.

In brief the accommodation comprises of an entrance porch, entrance hall, lounge/dining room with feature fireplace, sunroom with feature vaulted ceiling, modern fitted kitchen with appliances, family room and a ground floor cloakroom/W.C.

To the first floor there is landing area which offers a possible work area with natural light, three double bedrooms and a spacious bathroom which has been refitted with a modern white suite.

The property benefits from gas fired central heating to radiators (new boiler installed March 2023 with 12 month warranty) and Upvc double glazing.

Externally there is a block paved 'in & out' driveway which provides ample off-road parking for several vehicles with access along the side of the house to a detached double garage.

The enclosed rear garden which has been landscaped for low maintenance and offers an ideal al-fresco dining and entertaining space.

Early viewing is considered essential.

Gross internal area: 148 m<sup>2</sup> (1593 ft<sup>2</sup>)

### THE ACCOMMODATION COMPRISES:

#### ENTRANCE PORCH

Enter via leaded double glazed front entrance door with leaded double glazed windows to the side. Front door to:

#### ENTRANCE HALL

With staircase off to the first-floor landing. Radiator. Connecting doors off.



#### CLOAKROOM/W.C.

Fitted with a close coupled W.C. and wall mounted wash hand basin with tiled splashbacks. Radiator. Opaque double glazed window to the rear elevation.



#### LOUNGE/DINING ROOM

27' 8" x 13' 7" (8.43m x 4.14m) With leaded double glazed window to the front elevation. Two leaded double glazed windows to the side elevation. Feature living flame gas fire with conglomerate marble back, hearth and ornate surround. Two radiators. Three wall light points. Television aerial point. Double glazed sliding patio doors through to Sun Room.



### FAMILY ROOM

14' 5" x 9' 3" (4.39m x 2.82m) With leaded double glazed window to the front elevation. Coved ceiling. Radiator.



### SUN ROOM

13' 3" x 9' 10" (4.04m x 3.00m) With feature exposed vaulted ceiling beams. Double glazed windows to both sides. Double glazed double doors opening onto the rear garden. Ceramic tiled floor. Radiator.



### FIRST FLOOR LANDING

With space for a work/study area. Double glazed skylight. Radiator. Access to boarded loft storage space with lighting and drop-down ladder.



### FITTED KITCHEN

12' 11" x 12' 6" (3.94m x 3.81m) Fitted with a comprehensive range of base and wall mounted units to incorporate a one and a half bowl stainless steel sink and drainer with mixer tap over. Adjoining work surfaces with coordinating part tiled walls. Integrated five ring gas hob with extractor over. Built in double fan assisted electric oven. Integrated fridge and freezer. Integrated dishwasher. Recessed ceiling lights. Pelmet lighting. Radiator. Ceramic tiled floor. Leaded double glazed window overlooking the rear garden. Leaded double glazed door to the rear garden.



### BEDROOM ONE

4.32m x 3.33m (14' 2" x 10' 11") With leaded double glazed window to the front elevation. Radiator. Coved ceiling. Air conditioning unit. Recessed storage space.



### BEDROOM TWO

11' 5" x 8' 11" (3.48m x 2.72m) With two double glazed skylights to the rear elevation. Radiator. Eaves storage space.



### BEDROOM THREE

13' 4" x 8' 6" (4.06m x 2.59m) With leaded double glazed window to the front elevation. Radiator. Boarded eaves storage space.



### FAMILY BATHROOM

Fitted with a white suite to comprise of a panelled bath with thermostatic mixer shower over, vanity wash hand basin set into storage unit with cupboards, drawers and mirror. Coordinating part tiled walls. Ceramic tiled floor. Radiator. Heated towel rail. Boarded eaves storage space. Double glazed skylight to the rear elevation. Airing cupboard.



### SEPARATE W.C.

Fitted with a light coloured suite to comprise of a close coupled W.C. and wash hand basin. Opaque double glazed skylight to the rear elevation.



### EXTERNALLY

#### FRONT GARDEN

Block paved foregarden providing ample off-road parking for several vehicles. Vehicular gates. Raised shrub border rockery. Ornamental lamppost. Gated pedestrian and vehicular access to the sides.

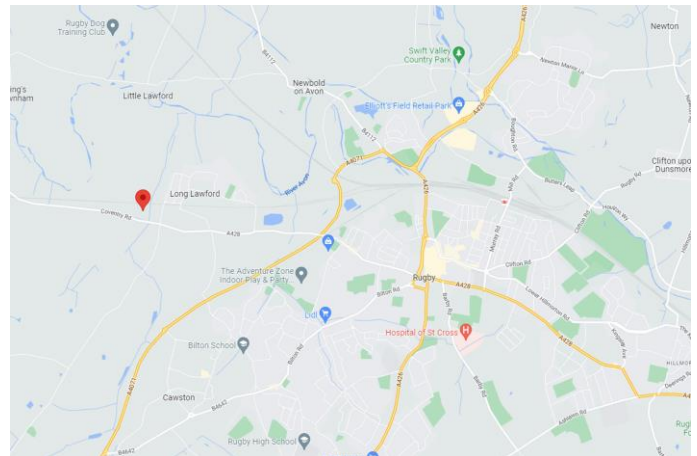


**REAR GARDEN**

The enclosed and private rear garden has been hard landscaped to block paving with two raised seating areas which provide an ideal al-fresco dining and entertaining space. Raised borders with maturing specimen shrubs and trees. Panelled fencing to the boundary. Courtesy lighting. Cold water connection.

**DETACHED DOUBLE GARAGE**

18' 7" x 15' 10" (5.66m x 4.83m) With up and over door. Power and light connected. Boarded and lit loft storage space.



**ENERGY PERFORMANCE CERTIFICATE**

19b Livingstone Avenue Long Lawford RUGBY CV23 9BU	Energy rating <b>C</b>	Valid until: 9 November 2032 Certificate number: 2888-3921-9200-8502-9200																																
Property type	Detached house																																	
Total floor area	150 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy efficiency rating for this property</b>		The graph shows this property's current and potential energy efficiency.																																
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																
<a href="#">See how to improve this property's energy performance.</a>		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69   C</td> <td>84   B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69   C	84   B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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## LOCATION

The property is situated within a private residential road on the western outskirts of Long Lawford, approximately 4 miles from Rugby town centre and 10 miles from Coventry city centre. Long Lawford offers a range of local amenities to include a local supermarket, a parade of shops and stores, two public houses, churches of several denominations and excellent local schooling.

## DIRECTIONS

Proceeding from our Rugby town centre office, continue along the A428 Coventry Road for approximately 3.7 miles. Before exiting the village, turn right into Livingstone Avenue. Continue towards the end of this road to where the property can be located on the left hand side and identified via a Brown & Cockerill For Sale board.

## VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

## AGENTS NOTES

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** Rugby Borough Council

**Council Tax Band:** 'E'

There is a maintenance charge for the upkeep of the private road that is paid by all residents. This is currently £385.00 p.a. which will reduce to approx. £200.00 p.a. once resurfacing works have been carried out.

## FLOOR PLAN



purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL PROPERTY SERVICES LIMITED has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL PROPERTY SERVICES LIMITED do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

Brown & Cockerill Estate Agents  
12 Regent Street  
Rugby  
Warwickshire  
CV21 2QF



Telephone: 01788 551111

sales@brownandcockerill.co.uk  
www.brownandcockerill.co.uk