



45 LELLEFORD CLOSE

£320,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9FP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached family home located in the popular residential area of Long Lawford, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, public houses, a well regarded primary school and bus routes to Rugby town centre, Coventry and Leamington Spa.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is convenient commuter access to the M1, M6 and A45 road and motorway networks.

In brief, the accommodation is set over three floors and comprises of an entrance hall, ground floor cloakroom/w.c. fitted with a white suite, lounge, modern kitchen/breakfast room with integrated oven and hob and a separate utility area.

To the first floor there are two well proportioned bedrooms and a family bathroom fitted with a modern four piece white suite.

To the second floor is the master bedroom which benefits from an en-suite shower room fitted with a white suite.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, the small fore garden is enclosed by railings and has a tarmac driveway to the side which offers off road parking and leads to the garage which has the benefit of access from the rear garden via a pedestrian door. The private and enclosed rear garden is predominantly laid to lawn with a slabbed patio area to the immediate rear which is ideal for al-fresco dining and entertaining.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 111 m² (1194 ft²).

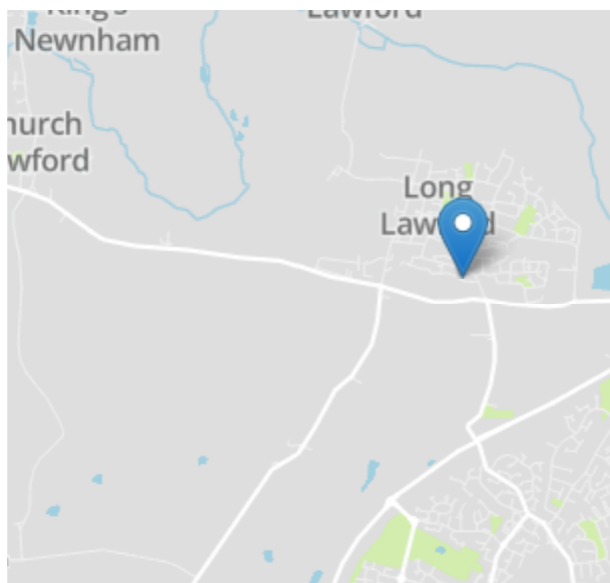
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Semi Detached Family Home Set Over Three Floors**
- **Popular Residential Location**
- **Modern Fitted Kitchen/Breakfast Room with Integrated Oven and Hob and Separate Utility Area**
- **En-Suite Shower Room to Master Bedroom**
- **Family Bathroom with a Modern Four Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Off Rod Parking for Two Vehicles and Garage**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Lounge

14' 6" x 10' 10" (4.42m x 3.30m)

Kitchen/Breakfast Room

12' 6" x 11' 11" (3.81m x 3.63m)

Utility Room

6' 8" x 3' 2" (2.03m x 0.97m)

Ground Floor Cloakroom/W.C.

5' 7" x 3' 2" (1.70m x 0.97m)

First Floor

Bedroom Two

15' 7" x 10' 6" (4.75m x 3.20m)

Bedroom Three

12' 9" x 8' 6" (3.89m x 2.59m)

Family Bathroom

9' 0" x 6' 8" (2.74m x 2.03m)

Second Floor

Bedroom One

22' 6" x 12' 9" (6.86m x 3.89m)

En-Suite Shower Room

9' 10" x 4' 8" (3.00m x 1.42m)

Externally

Garage

19' 4" x 10' 4" (5.89m x 3.15m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended 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 ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.