



30 LELLEFORD CLOSE

£339,950 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 well presented three bedroom detached property located in the popular village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected. Set back from the road, the property can be accessed via a private driveway and was built in 2018 so benefits from the remainder of the NHBC certificate.

Long Lawford offers a variety of local amenities, including a selection of shops, a supermarket, two public houses, a primary school and regular bus services to both Rugby town centre and Coventry. For commuters, Rugby railway station provides direct intercity services to Birmingham New Street and London Euston in under an hour. The property also benefits from excellent road links, with easy access to the M1, M6, A5, and A14.

The accommodation is set over two floors and in brief, comprises of an entrance hall with dog-leg staircase rising to the first floor landing, under stairs storage cupboard and part tiled ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin. The lounge has a box bay window and the modern kitchen/dining room is full width of the property. The kitchen area has a built in oven and hob and space and plumbing for appliances. Off the dining area, French doors give access to the rear garden.

To the first floor, the landing has an airing cupboard and doors off to the master bedroom with built in wardrobes and door through to a part tiled en-suite shower room fitted with a shower enclosure, vanity unit with inset wash hand basin and low level w.c. There are two further well proportioned bedrooms and a part tiled family bathroom fitted with a panelled bath with shower and screen over, low level w.c. and wash hand basin.

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

Externally, to the front of the property are two block paved off road parking spaces and a further two spaces on the tarmac driveway in front of the garage. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with steps up to the paved patio area to the immediate rear of the property. There is a further seating area behind the garage and gated pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 89 m² (957 ft²).

Community Service Charge: Circa £200pa.

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1450 pcm approx.

What3Words: ///liked.scraping.basket

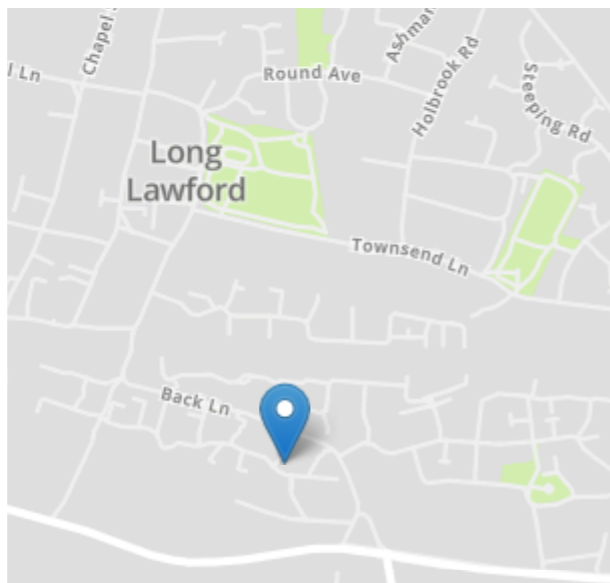
MORTGAGE & LEGAL ADVICE

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 Well Presented Three Bedroom Detached Property
- Popular Village Location of Long Lawford
- Lounge with Box Bay Window
- Kitchen/Dining Room with Oven and Hob and French Doors to Rear Garden
- Ground Floor Cloakroom/W.C., First Floor Family Bathroom and En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Garage
- Early Viewing is Highly Recommended to Avoid Disappointment



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	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 5" x 8' 9" (3.78m x 2.67m)

Ground Floor Cloakroom/W.C.

4' 11" x 3' 5" (1.50m x 1.04m)

Lounge

17' 4" into box bay window x 10' 5" (5.28m into box bay window x 3.17m)

Kitchen/Dining Room

19' 5" x 9' 5" (5.92m x 2.87m)

First Floor

Landing

12' 0" x 4' 0" (3.66m x 1.22m)

Bedroom One

9' 9" maximum x 8' 9" maximum (2.97m maximum x 2.67m maximum)

En-Suite Shower Room

8' 1" x 6' 0" (2.46m x 1.83m)

Bedroom Two

10' 11" maximum x 9' 6" maximum (3.33m maximum x 2.90m maximum)

Bedroom Three

10' 7" maximum x 8' 3" maximum (3.23m maximum x 2.51m maximum)

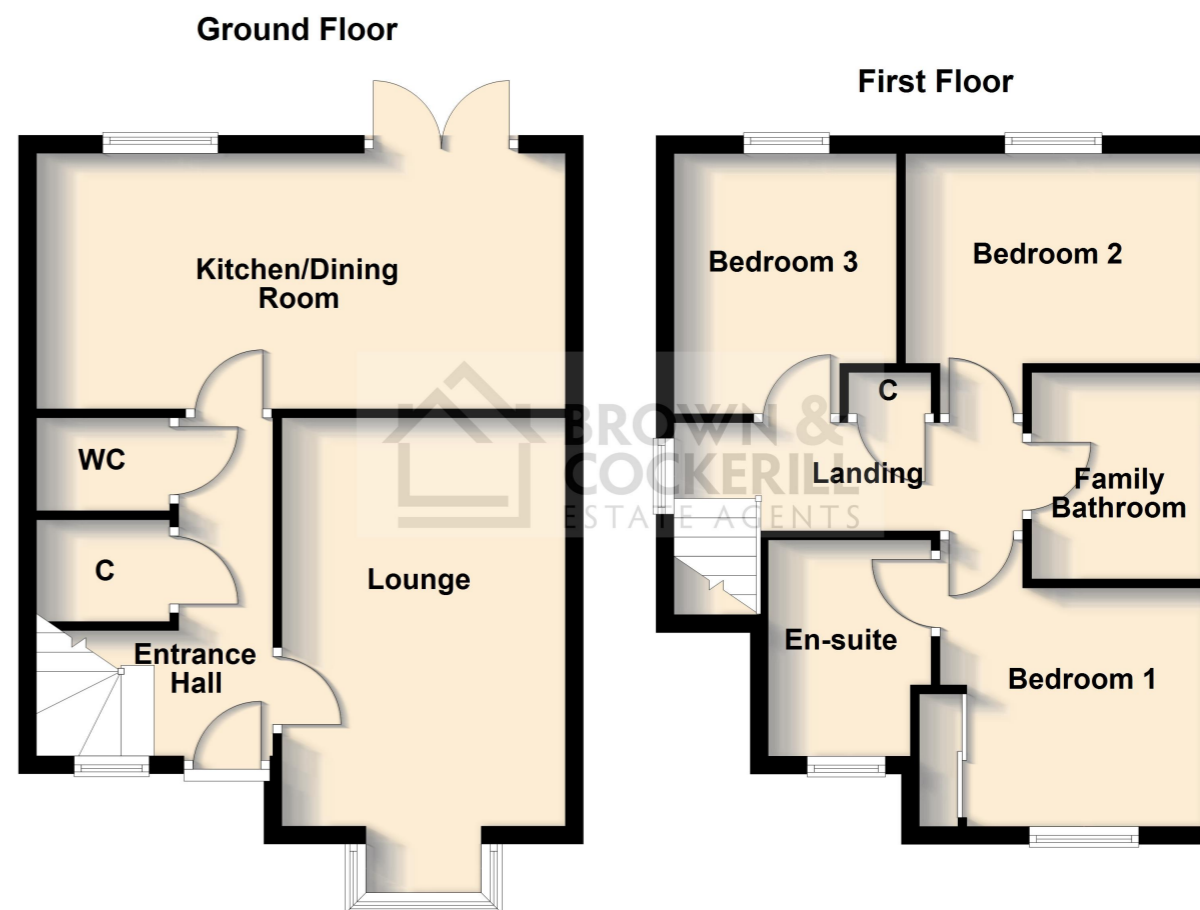
Family Bathroom

7' 7" maximum x 6' 4" maximum (2.31m maximum x 1.93m maximum)

Externally

Garage

FLOOR PLAN



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.