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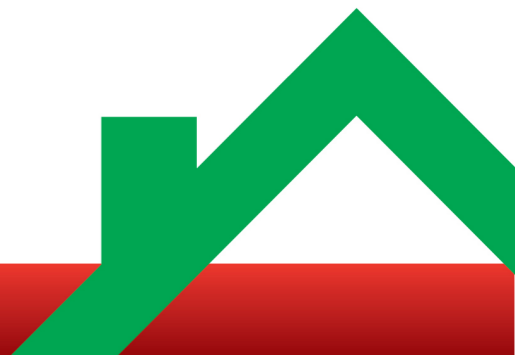
£325,000 Freehold

LONG LAWFORD
RUGBY
WARWICKSHIRE
CV23 9FG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern 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.

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

There is convenient commuter access to the M1, M6, A45, M45 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation is set over two floors and comprises of an entrance hall with stairs rising to the first floor and under stairs storage cupboard. A kitchen/dining room with French doors opening onto the garden. A ground floor cloakroom/w.c. and a good sized lounge.

To the first floor, there is a storage cupboard on the landing and the master bedroom has fitted wardrobes and a part tiled en-suite shower room fitted with a three piece white suite. There are two further well proportioned bedrooms and a part tiled family bathroom fitted with a three piece white suite.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the detached garage is one off road parking space. The garage is used as a work space and has boarded loft space. There are two additional parking spaces to the side and the garden is enclosed by timber fencing and brick walling and is predominantly laid to lawn.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

TENURE:

The property is FREEHOLD with an Estate Charge of £100 per annum (for maintenance of road and green areas).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1200 pcm approx.

What3Words: ///truck.careless.wrist

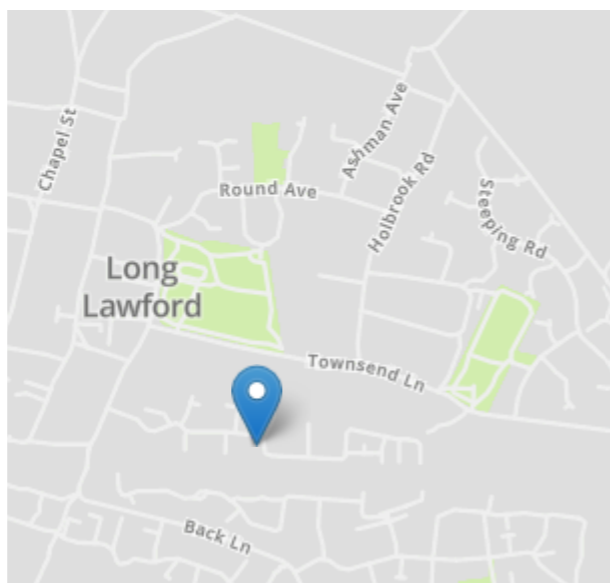
MORTGAGE & LEGAL ADVICE

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 Modern Three Bedroom Detached Property**
- **Popular Village Location**
- **Lounge, Ground Floor Cloakroom/W.C.**
- **Kitchen/Dining Room with French Doors to Garden**
- **En-Suite Shower Room to Master Bedroom, First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Garage, Off Road Parking**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 2" x 6' 5" (4.62m x 1.96m)

Kitchen/Dining Room

18' 6" x 8' 9" (5.64m x 2.67m)

Ground Floor Cloakroom/W.C.

6' 5" x 3' 8" (1.96m x 1.12m)

Lounge

18' 6" x 10' 3" (5.64m x 3.12m)

First Floor

Landing

11' 10" x 6' 2" (3.61m x 1.88m)

Bedroom One

14' 4" x 10' 6" (4.37m x 3.20m)

En-Suite Shower Room

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

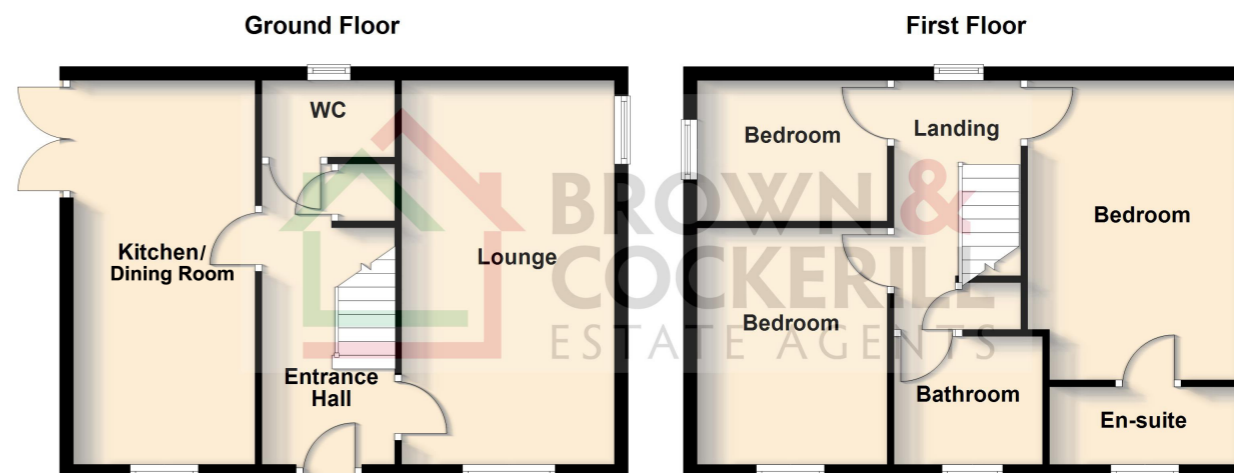
Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)

Family Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

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.