

Cherwell Way, Long Lawford, Rugby, CV23 9SU



**GUILD HOUSE**  
Estate Agents







Guild House estate agents are delighted to offer for sale a well maintained detached property positioned in a quiet village location. The property is situated in the popular village of Long Lawford which is ideally located for access into Rugby, Coventry and Leamington Spa. The village itself offers some excellent local amenities including a coop supermarket, hairdressers public houses and a highly regarded primary school.

The property offers spacious accommodation throughout and still offers scope to improve further. The ground floor comprises: Entrance hallway, through lounge/dining room with door leading into the kitchen which is fitted with modern white units with slot in cooker and space for a dishwasher and fridge/freezer. Completing the ground floor is a generous conservatory with french doors onto the garden. To the first floor the well proportioned master bedroom benefits from a refitted ensuite shower room, there are two further good sized bedrooms and spacious refitted family bathroom. The property further benefits from upvc double glazed windows and doors and gas central heating throughout.

Externally the rear garden is fully enclosed by timber fencing, mainly laid to lawn with mature shrubs, paved patio and timber shed. There is secure gated access which leads to the front of the property, integral garage and driveway.

Viewing highly recommended. NO ONWARD CHAIN.



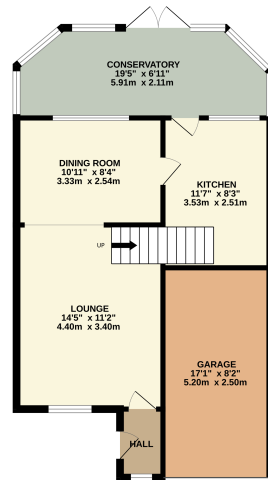


- MODERN DETACHED
- THREE BEDROOMS
- LONG LAWFORD
- LOUNGE/DINER
- CONSERVATORY
- INTEGRAL GARAGE
- UPVC DOUBLE GLAZING
- REFITTED BATHROOM & ENSUITE
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

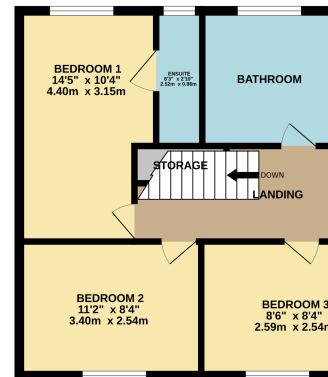




GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 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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