



Teeswater Close, Long Lawford, Rugby, CV23 9GB



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are delighted to offer for sale a well presented detached property positioned on an enviable corner plot. 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 is well presented throughout and in brief comprises: spacious entrance hallway, lounge with box bay window, contemporary kitchen/dining room with integrated appliances and french doors into the garden, a separate utility room and ground floor cloakroom/w.c. To the first floor the master bedroom boasts built in wardrobes and an ensuite. There are a further two double bedrooms, a well proportioned single bedroom and family bathroom. The property benefits from Upvc double glazing and gas fired central throughout.

Externally the enclosed rear garden is mainly laid to artificial lawn with patio area and timber shed. There's secure gated access to the driveway and garage, with mature planting and brick wall to the side of the property.

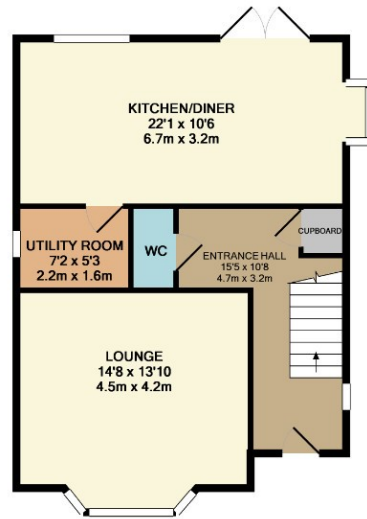
Early viewing is highly recommended to appreciate this superb family home.



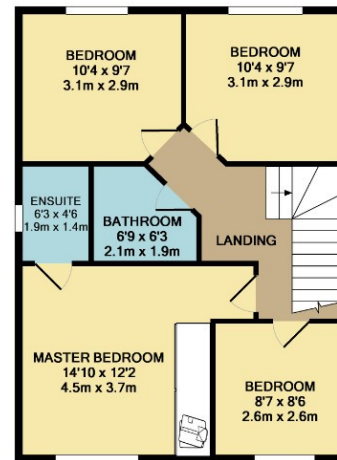


- DETACHED FAMILY HOME
- VILLAGE LOCATION
- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- UTILITY AND GROUND FLOOR W.C
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE AND OFF ROAD PARKING
- EPC RATING C





GROUND FLOOR



1ST FLOOR

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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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