



5 TOWNSEND LANE

£500,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9DQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four/five bedroom detached dormer style bungalow located in the popular village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Long Lawford has a range of local amenities to include public houses, hot food takeaway outlets and a church. The Co-Op supermarket is opposite the playing field and there is the well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an L-shaped entrance hall with stairs rising to the first floor landing. The lounge has a bay window, chimney breast with log burner and opens through to the dining room with a bay window. The fitted kitchen has an oven with hob and extractor over, space and plumbing for an automatic washing machine and dishwasher, space for an upright fridge/freezer and door giving access to the rear of the property. There are two well-proportioned ground floor bedrooms, a further study/bedroom five and ground floor family bathroom fitted with a four piece white suite.

To the first floor, the landing has doors off to two well-proportioned attic bedrooms, both with Velux windows, limited head height and serviced by a walk in wet room with a Velux Window.

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

Externally, to the front is gravelled area and a block paved driveway providing ample off road parking and leads to the detached brick built garage with an up-and-over door. There is pedestrian access to the good sized and enclosed rear garden that is predominantly laid to lawn with a block paved patio area to the immediate rear. The garden enjoys a private aspect and there are two wooden garden sheds.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 181 m² (1948 ft²).

AGENTS NOTES

Council Tax Band 'E'.
Estimated Rental Value: £1500 pcm approx.
What3Words: ///converged.sweat.sigh

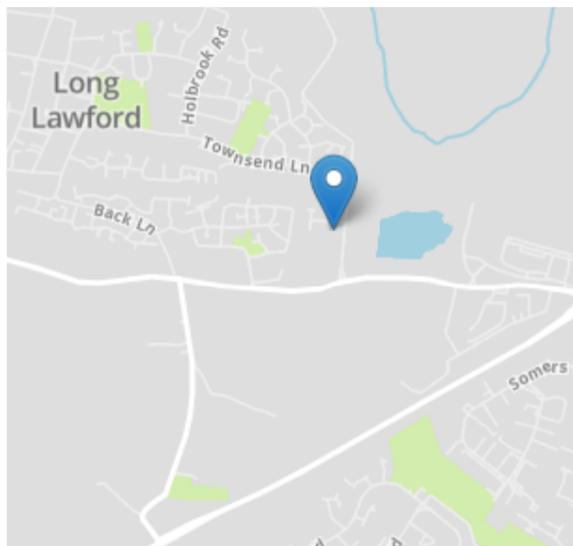
MORTGAGE & LEGAL ADVICE

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 Four/Five Bedroom Detached Dormer Style Bungalow**
- **Popular Village Location**
- **Lounge with Log Burner Leading to Dining Room**
- **Fitted Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom with Four Piece White Suite and First Floor Wet Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Ample Off Road Parking and Detached Garage**
- **Early Viewing is Highly Recommended**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

18' 8" maximum x 5' 11" minimum (5.69m maximum x 1.80m minimum)

Lounge

14' 11" excluding bay window x 12' 11" (4.55m excluding bay window x 3.94m)

Dining Room

9' 10" x 8' 8" into bay window (3.00m x 2.64m into bay window)

Kitchen

16' 8" x 9' 9" (5.08m x 2.97m)

Bedroom One

13' 3" x 9' 6" (4.04m x 2.90m)

Bedroom Two

13' 3" x 9' 6" (4.04m x 2.90m)

Study/Bedroom Five

9' 7" x 8' 11" (2.92m x 2.72m)

Ground Floor Family Bathroom

9' 10" x 5' 11" (3.00m x 1.80m)

First Floor

Bedroom Three

15' 10" x 13' 10" (4.83m x 4.22m)

Bedroom Four

14' 2" x 10' 5" (4.32m x 3.17m)

Wet Room

6' 11" x 3' 9" (2.11m x 1.14m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
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.