



**EDWARD KNIGHT**  
ESTATE AGENTS

SCHOOL STREET, LONG LAWFORD, RUGBY, CV23 9AT

£1,300 PCM





An substantially extended five bedroom semi-detached house located in the popular residential village of Long Lawford, which is well served by local amenities, is within the catchment of reputable schooling and provides easy access to major road networks. The accommodation briefly comprises: entrance hall, lounge, sitting room, kitchen/dining room, ground floor w.c, four double bedrooms, one single bedroom/study, en-suite shower room & family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, ample off-road parking, good size garage and a good size enclosed rear garden. Available late March. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a uPVC double glazed door with obscure double glazed windows either side. Radiator. Stairs rising to the first floor. Understairs storage cupboard with wall mounted electric consumer unit. Solid oak floor. Telephone point. Smoke alarm. Door to the sitting room. Door to:

#### **LOUNGE**

13' 10" x 12' 1" (4.22m x 3.68m) uPVC double glazed bay window to front aspect. Radiator. Continued solid Oak flooring. Television point. Wall mounted lighting. Telephone point.

#### **SITTING ROOM**

17' 8" x 11' 7" (5.38m x 3.53m) uPVC double glazed double opening patio doors to rear garden. Radiator. Solid Acacia wood floor. Feature cast iron fire place. Television point. Ceiling coving.

#### **KITCHEN/DINING ROOM**

12' 9" x 15' 4" (3.89m x 4.67m) uPVC double glazed window and door to rear aspect. Solid Bamboo wood floor. A range of white Shaker style eye and base level units surmounted by roll-edge worksurfaces. Inset



stainless steel one and a half bowl sink with mixer taps and drainage board. Integrated dishwasher, washing machine, double oven with five ring gas hob and extractor hood over. Space for a fridge freezer. Television point. Double panel radiator. Integral door to the garage. Do to:

#### REAR LOBBY

Continued solid Bamboo wood floor. Radiator. Cupboard housing wall mounted combination boiler.

#### GROUND FLOOR W.C

Continued solid Bamboo wood flooring. Obscure uPVC double glazed window to rear aspect. Recessed spotlights. Low flush wc. Pedestal wash hand basin with mixer taps and tiled splash backs.

#### STAIRS & LANDING

Access to loft space. Smoke alarm. Doors to all further accommodation.

#### BEDROOM ONE

14' 6" x 13' 3" (4.42m x 4.04m) uPVC double glazed window to rear aspect. Radiator. Recessed spotlights. A freestanding double sliding door fronted wardrobe. Door to:

#### EN-SUITE SHOWER ROOM

5' 7" x 5' 7" (1.70m x 1.70m) Obscure uPVC double glazed window to rear aspect. Recessed spotlights. Low flush wc. Wash hand with mixer taps and vanity unit below. Corner shower cubicle with electric shower. Heated towel rail.

#### BEDROOM TWO

12' 10" x 14' 10" (3.91m x 4.52m) uPVC double glazed window to front aspect. Radiator. Recessed spotlights.



#### BEDROOM THREE

10' 9" x 14' 5" (3.28m x 4.39m) uPVC double glazed bay window to front aspect. Radiator. TV point.

#### BEDROOM FOUR

11' 7" x 10' 6" (3.53m x 3.20m) uPVC double glazed window to rear aspect. Radiator. TV point.

#### BEDROOM FIVE

11' 7" x 10' 6" (3.53m x 3.20m) uPVC double glazed window to rear aspect. Radiator. Wood effect laminate floor.







#### **FAMILY BATHROOM**

5' 7" x 8' 4" (1.70m x 2.54m) Obscure uPVC double glazed window to rear aspect. Tiled floor. Heated towel rail. Panelled corner bath with electric shower over. Pedestal wash hand basin with mixer taps. Low flush wc. Wall mounted extractor fan. Recessed spotlights.

#### **FRONT GARDEN & DRIVEWAY**

Block paved frontage retained by a brick wall and timber fencing. Small artificial turf area. Access down the side of the property via a timber gate.

#### **GARAGE**

15' 1" x 13' 2" (4.60m x 4.01m) Light and electricity connected. Roller door to the front. Integral door to the kitchen.

#### **REAR GARDEN**

Enclosed by concrete post timber fencing to all sides. Indian rainbow sandstone paved patio. Raised composite decking. The remainder is laid to lawn with a metal shed.

#### **COUNCIL TAX**

Band D

#### **FEES**

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: including communication services and television licence.



Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. [www.edwardknight.co.uk](http://www.edwardknight.co.uk)

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

