



EDWARD KNIGHT
ESTATE AGENTS

4 TEESWATER CLOSE, LONG LAWFORD, RUGBY, CV23 9GB

£265,000





SUMMARY

A beautifully presented modern detached home with a larger than average rear garden situated in the popular village of Long Lawford. Having been recently improved to include a brand new kitchen with new appliances this impressive property briefly comprises: Entrance Hall, Lounge, Kitchen Diner, Guest WC, three well proportioned bedrooms, an Ensuite and a family bathroom. To the front of the property is driveway off road parking, a garden and a single garage. To the rear is a good sized lawned garden with extended patio.

LOCATION

Long Lawford offers a local supermarket within a few minutes walking distance. A primary school (OFSTED Good), two parks and excellent transport links and is surrounded by beautiful countryside that has an abundance of wildlife and nature walks to neighbouring villages such as Church Lawford and Little Lawford.

ENTRANCE HALL

Double glazed composite front door. Doors off to all accommodation. Stairs rising to first floor. Radiator. Telephone point. uPVC double glazed window to the front. Wood effect flooring.

LOUNGE

16' 11" x 11' 9" (5.16m x 3.58m)
uPVC double glazed window to the rear. Door into Kitchen Diner. Wall mounted radiator. TV & telephone points.



KITCHEN/DINER

23' 7" x 8' 0" (7.19m x 2.44m)

Recently re-fitted kitchen. uPVC double glazed doors onto the rear garden. uPVC double glazed window to the front. Two wall mounted radiators. A full range of base and eye level units with wood work surfaces over. Tiling to splashbacks. Stainless steel sink/drainer with mixer tap. Integrated induction hob with cooker hood above. Integrated oven and microwave oven. Integrated washing machine. Integrated fridge/freezer. Integrated dishwasher.

GUEST WC

Low flush W.C. Pedestal wash hand basin. Tiling to splashback. Extractor. Door to understairs cupboard. Radiator.







LANDING

Door off to all three bedrooms. Door to bathroom. Airing/storage cupboard. Loft access hatch with pull down ladder (partially boarded).

BEDROOM ONE

14' 2" x 11' 4" (4.32m x 3.45m)

uPVC double glazed window to the rear. Wall mounted radiator. Door to ensuite. Fitted wardrobes. TV and telephone points.

ENSUITE

Opaque uPVC double glazed window. Fully tiled double shower cubicle with mains shower. Low flush W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Part tiled walls.

BEDROOM TWO

10' 10" x 8' 8" (3.3m x 2.64m)

uPVC double glazed window to the rear aspect. Wall mounted radiator.

BEDROOM THREE

9' 3" x 11' 4" max (2.82m x 3.45m)

uPVC double glazed window to the front aspect. Wall mounted radiator.

BATHROOM

Opaque uPVC double glazed window to the front aspect. Panelled bath with mixer tap with shower attachment over. Low flush W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Shaver point. Fully tiled walls.

FRONT GARDEN

Lawned foregarden with flowers and shrubs. Gravelled areas. Pathway leading to front door.

DRIVEWAY & GARAGE

Private off road parking in front of single garage.

Garage has metal up and over door. Power and light connected. Courtesy door into garden.

REAR GARDEN

Much larger than average lawned rear garden with extended patio. Enclosed by timber fencing to all sides. Courtesy door into garage. Flower borders.



