





42 Lelleford Close

Long Lawford, Rugby,

****Viewings to be arranged for Saturday 29th August. Please call to arrange an appointment****

Edward Knight Estate Agents are delighted to offer for sale this stunning, newly built, four bedroom detached house situated in a new build estate within the popular village of Long Lawford.

The property was built by Bloor Homes and still benefits from open views and having many years left on it's NHBC warranty and being sold with NO CHAIN and is located close to good schooling, local amenities, impressive play areas and offers easy access into Rugby Town Centre, the train station and all major road networks.

The property comprises of: Entrance hallway, Guest WC, Utility cupboard, Lounge, Kitchen Diner, Study, Four bedrooms with En-Suite to master, Family bathroom, Private gardens to front and rear and a Single Garage with Off Road Parking for at least 2 cars in front.

Please call Edward Knight Estate Agents on 01788 543222 to arrange viewings.

£385,000



ENTRANCE HALLWAY

Double glazed composite door to front aspect. Radiator. Stairs rising to the first floor. Storage cupboard and further under stairs storage cupboard. Doors onto further accommodation.

GUEST WC

Low level W.C. Wash hand basin. Radiator. Extractor fan. uPVC double glazed opaque window to side aspect.

UTILITY CUPBOARD

Wall units and work surfaces with space for Washing machine and tumble dryer.

STUDY

8' 3" x 8' 0" (2.51m x 2.44m)
uPVC double glazed window to front aspect. Radiator.

LOUNGE

15' 9" x 11' 10" (4.8m x 3.61m)
uPVC double glazed French doors and windows to rear aspect. Radiator. Television and telephone points.

KITCHEN DINER

27' 3" x 14' 4" max (8.31m x 4.37m)
Wall and base units with work surfaces over. One and half bowl sink and drainer unit with mixer tap. Central island with integrated induction hob and cooker hood above. Integrated double electric oven. Integrated Fridge freezer and dishwasher. Radiators. uPVC double glazed windows to front aspect. uPVC double glazed French doors to rear aspect. Double glazed composite door to side aspect. Two electric powered double glazed sky lights to rear aspect.

FIRST FLOOR LANDING

Loft access. Radiator. Airing cupboard. Doors onto bedrooms and bathroom.

BEDROOM ONE

12' 11" x 11' 10" (3.94m x 3.61m)
uPVC double glazed window to rear aspect. Radiator. Built in wardrobes.

ENSUITE

Double shower cubicle with mains powered shower. Low level W.C. Wash hand basin. Extractor fan. Shaver points. Heated towel rail. Partly tiled walls. uPVC double glazed opaque window to rear aspect.

BEDROOM TWO

9' 7" x 11' 9" (2.92m x 3.58m)
uPVC double glazed window to front aspect. Radiator. Built in wardrobes.

BEDROOM THREE

10' 9" x 12' 6" (3.28m x 3.81m)
uPVC double glazed window to front aspect. Radiator. Built in wardrobe.

BEDROOM FOUR

11' 10" max x 8' 8" (3.61m x 2.64m)
uPVC double glazed window to rear aspect. uPVC double glazed opaque window to side aspect. Radiator.

FAMILY BATHROOM

Panelled bath with mixer taps and shower head over. Separate shower cubicle with mains powered shower. Low level W.C. Wash hand basin. Extractor fan. Shaver points. Heated towel rail. Partly tiled walls and tiled flooring. uPVC double glazed opaque window to side aspect.

FRONT GARDEN

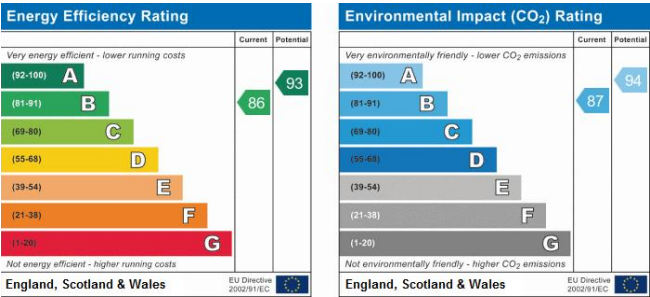
Low maintenance. Block paved driveway with parking for at least two cars. Steel and timber fencing surrounds. Flower beds housing plants, trees and shrubs.

REAR GARDEN

Patio area. Lawned area. Raised flower beds housing plants, shrubs and up lighting. Timber fencing surrounds. Gated access to the side.

SINGLE GARAGE

Up and over door. Power and lighting connected.



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