





3 School Street

Church Lawford, Rugby,

Edward Knight Estate Agents are delighted to offer for sale this well presented, detached bungalow situated in the sought after village of Church Lawford and well placed for access to the M1, M6 and M69 Motorways and an hourly bus service with access to both Rugby Town Centre and Coventry. This four bedroom property offers well presented accommodation arranged predominantly to the ground floor plus a loft conversion to the first floor and has been modernised to a high standard throughout. It further benefits from an impressive 1/3 acre plot with driveway providing ample parking space in front of a double garage.

Church Lawford is a peaceful village located in between Rugby & Coventry. It lies just south of the River Avon between Rugby and Coventry and is also convenient for access to the M1, M6 and M69 Motorways. Church Lawford is surrounded by beautiful countryside with an abundance of wild life and nature walks to neighbouring villages such as Long Lawford which in turn offers amenities such as; local shops, junior school and two parks.

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

£500,000



ENTRANCE PORCH

uPVC double glazed double doors and windows to front aspect. Slate flooring. Doors onto:

ENTRANCE HALL

Opaque door to front aspect. Laminate flooring. Radiator. Large cloak cupboard. Doors onto further accommodation.

GUEST WC

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

BREAKFAST KITCHEN

11' 9" x 11' 10" (3.58m x 3.61m)
Wall and base units with under counter lighting and work surfaces over. Stainless steel one and a half bowl sink and drainer unit with a mixer tap. Free standing electric cooker. Integrated fridge freezer and Bosch dishwasher. Breakfast bar. uPVC double glazed window to side aspect.

UTILITY ROOM

8' 4" x 6' 10" (2.54m x 2.08m)
Wall and base units with work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Space for washing machine. Radiator. uPVC double glazed French doors onto rear garden.

DINING AREA

11' 0" x 12' 3" (3.35m x 3.73m)
uPVC double glazed bay window to front aspect. Laminate flooring. Radiator. Telephone point. Open plan living which leads onto:

LOUNGE AREA

20' 10" x 14' 0" (6.35m x 4.27m)
uPVC double glazed floor to ceiling windows to front aspect. Remote controlled Inlet gas fire with feature fireplace. Television point. Radiators. Stairs rising to the first floor. Door onto:

INNER LOBBY AREA

Storage cupboard. Airing cupboard. Doors onto bedrooms and bathroom.

BEDROOM ONE

11' 11" x 13' 0" (3.63m x 3.96m)
uPVC double glazed window to rear aspect. Radiator. Built in wardrobes.

ENSUITE

Shower cubicle with electric powered shower. Low level W.C. Wash hand basin. Extractor fan. Partly tiled walls.

BEDROOM TWO

12' 0" x 12' 11" (3.66m x 3.94m)
uPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

9' 0" x 9' 10" (2.74m x 3m)
uPVC double glazed window to side aspect. Radiator.

BATHROOM

Panelled bath with mixer taps and shower head over. Wash hand basin. Low level W.C. Partly tiled walls. Heated towel rail. Wall mounted heater. Wall mounted mirrored LED cabinet with light sensor. uPVC double glazed opaque window to side aspect.

FIRST FLOOR LANDING

Door access into loft room and door onto first floor bedroom.

FIRST FLOOR BEDROOM

25' 1" max x 17' 2" max (7.65m x 5.23m)
Restricted head height.
uPVC double glazed Juliette balcony to side aspect. uPVC double glazed window to rear aspect. Radiator.

FIRST FLOOR WC

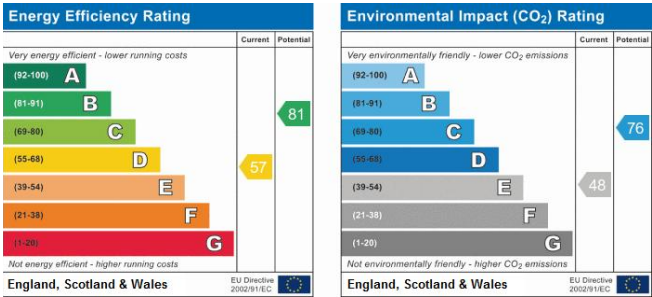
Low level W.C. Wash hand basin.

GARDENS

Estimated at 1/3 acre the rear garden wraps around the property and offers extensive lawned areas. Flower beds housing mature trees, fruit trees, hedging, plants and shrubs. Timber fencing surrounds. Brick built shed. Patio area. Gated access to the side.

DOUBLE GARAGE

Two up and over doors. Water supply. Power and lighting connected. uPVC double glazed window to side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

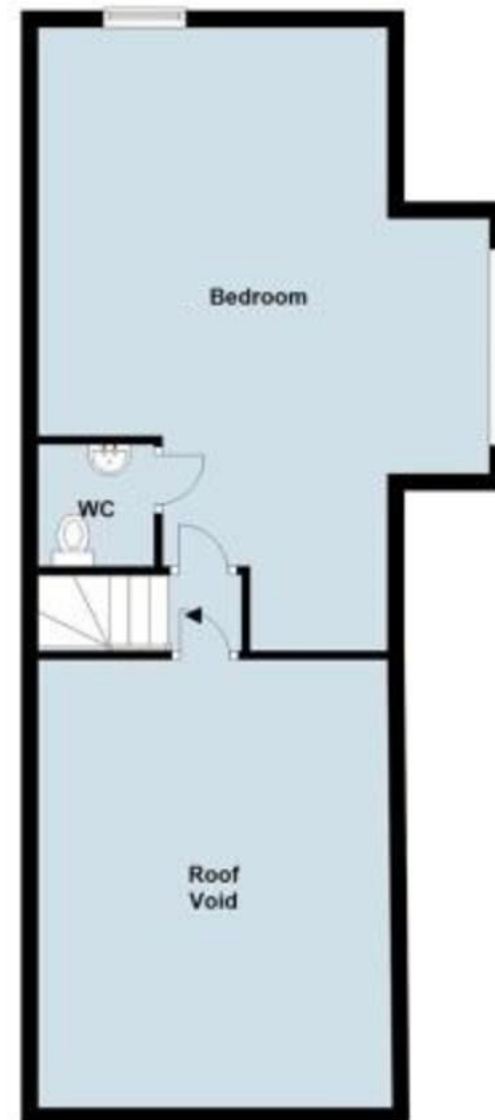
Ground Floor

Approx. 118.8 sq. metres (1279.0 sq. feet)



First Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 177.4 sq. metres (1909.6 sq. feet)





