



EDWARD KNIGHT
ESTATE AGENTS

4 LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU

£400,000





ENTRANCE HALL

Double glazed opaque composite door to front aspect. Radiator. Laminate flooring. Doors onto further accommodation.

LOUNGE

10' 11" x 24' 9" (3.33m x 7.54m)

uPVC double glazed window to front aspect. Television and telephone points. Radiators. Understairs storage cupboard.

DINING ROOM

17' x 9' 11" (5.18m x 3.02m)

uPVC double glazed window to front aspect and French doors to the rear. Solid wood flooring. Radiator. Gas fire. Door onto stairs rising to the first floor.

OUTER LOBBY AREA

uPVC double glazed door to side aspect. Window to front aspect. Tiled flooring.

BREAKFAST KITCHEN

12' 4" x 12' 8" into door recess (3.76m x 3.86m)

Wall and base units with work surfaces over. One and half bowl sink and drainer unit with a mixer tap. Free standing gas cooker with cooker hood above. Space for under counter fridge and dishwasher. Tiling to splashbacks and flooring. uPVC double glazed windows to side and rear. Storage area.



UTILITY ROOM

9' 3" x 15' 4" (2.82m x 4.67m)

Wall and base units with work surfaces over. One and half bowl sink and drainer unit with a mixer tap. Space for washing machine, tumble dryer, fridge and freezer. Tiling to splashbacks and flooring. uPVC double glazed windows and door to rear aspect.

GUEST WC

Low level WC. uPVC double glazed opaque window to the rear aspect. Tiled flooring.

FIRST FLOOR LANDING

Loft access. Double airing cupboard housing central heating boiler. Doors onto bedrooms and bathroom.

BEDROOM ONE

14' 2" plus wardrobes x 10' 8" (4.32m x 3.25m)
uPVC double glazed window to side aspect.
Built in wardrobes. Radiator.

BEDROOM TWO

8' 6" x 8' 5" (2.59m x 2.57m)
uPVC double glazed window to side aspect.
Radiator.

BEDROOM THREE

8' 2" x 8' 4" (2.49m x 2.54m)
uPVC double glazed window to side aspect.
Radiator. Telephone point.



BATHROOM

Panelled bath with mixer taps. Separate double shower cubicle with mains powered shower. Low level WC. Wash hand basin vanity unit. Radiator. Partly tile walls. uPVC double glazed opaque window to rear aspect.







FRONT GARDEN

Lawned area. Flower beds housing plants, trees and shrubs. Hedging to the front. Tarmac driveway with parking for at least two cars and access onto the single garage.



REAR GARDEN

Extensive garden estimated at 1/2 acre. Mainly laid to lawn. Patio and gravelled areas. Flower beds housing mature trees, plants and shrubs. Vegetable plot and greenhouse to the rear. Timber and steel framed fencing surrounds. Gated access to the side.



SINGLE GARAGE

Up and over doors to front and rear. Power and lighting connected.



Total area: approx. 148.6 sq. metres (1599.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

