









# 34 School Street

Church Lawford, Rugby,

## LOCATION

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.

## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning four bedroom detached cottage situated in the idyllic village of Church Lawford.

The property comprises of: Entrance porch, Lobby/Study room, Lounge, Dining room, Kitchen, Garden room, Utility room/Guest WC, Four bedrooms with En-Suite to master, Family bathroom, Rear gardens with beautiful open views across countryside and a Double garage to the front with Off-Road parking for multiple vehicles.

£500,000



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### ENTRANCE PORCH

door to front aspect. Window to rear aspect. Tiled flooring. Door onto:

### ENTRANCE LOBBY/STUDY

10' 4" x 11' 4" (3.15m x 3.45m)  
Double glazed windows to front aspect. Radiator. Telephone point. Laminate flooring.

### UTILITY ROOM/GUEST WC

7' x 5' 8" (2.13m x 1.73m)  
Wall and base units with wooden work surfaces over. Belfast sink. Tiling to splash backs and flooring. Space for washing machine. Low level W.C. Radiator. Storage cupboard. Double glazed opaque window to side aspect.

### LOUNGE

13' 2" x 18' 6" (4.01m x 5.64m)  
UPVC double glazed bay window to side aspect further UPVC double glazed window to opposite side aspect.

Stairs rising to the first floor. Radiator. Television point. Multi fuel burner. Laminate flooring.

### DINING ROOM

10' 7" x 11' 6" (3.23m x 3.51m)  
Radiator. Open onto:

### GARDEN ROOM

8' 5" x 11' 2" (2.57m x 3.4m)  
Double glazed windows to side and rear aspects. Double glazed door to side aspect. Electric radiator. Open views onto countryside.

### KITCHEN

10' 10" x 12' (3.3m x 3.66m)  
Wall and base units with work surfaces over. Stainless steel sink and drainer units with a mixer tap. Free standing range master gas cooker with cooker hood above. Space for fridge freezer and dishwasher. Radiator. Tiling to splash backs and flooring. Double glazed windows to rear aspect. Door to front aspect.

### FIRST FLOOR LANDING

Double glazed window to side aspect. Doors onto bedrooms and bathroom. Storage cupboard.

### BEDROOM ONE

13' 1" x 10' 8" (3.99m x 3.25m)  
Double glazed window to side aspect. Radiator. Door onto:

### ENSUITE

Shower cubicle with electric powered shower. Low level W.C. Wash hand basin. Radiator. Partly tiled walls. Double glazed window to side aspect.

### BEDROOM TWO

10' 8" x 11' 5" (3.25m x 3.48m)  
Double glazed window to rear aspect. Radiator.

### BEDROOM THREE

7' 5" x 12' 3" (2.26m x 3.73m)  
Double glazed window to rear aspect. Radiator. Fitted wardrobes and drawers.

### BEDROOM FOUR

10' 4" x 10' 9" (3.15m x 3.28m)  
Double glazed window to front aspect. Fitted wardrobes. Radiator.

### BATHROOM

Panelled bath with electric powered shower over. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Partly tiled walls. Double glazed opaque window to side aspect.

### FRONT GARDEN

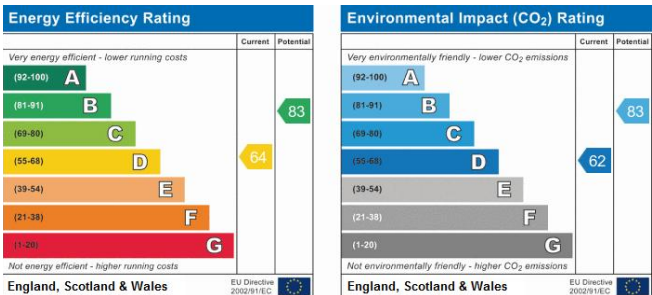
Low maintenance block paved driveway leading to garage and entrance. Log store.

### REAR GARDEN

A range of patio and lawned areas. Flower bed borders housing trees, plants and shrubs. Timber fencing and low level brick wall surrounds. Gated access to both sides.

### DOUBLE GARAGE

Up and over door. Power and lighting connected. Door and windows to side aspect.



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.

Total Area: 1450 ft<sup>2</sup> ... 134.7 m<sup>2</sup> (excluding garage)  
All Measurements are approximate and for display purposes only



Ground Floor  
Area: 790 ft<sup>2</sup> ... 73.4 m<sup>2</sup>



1st Floor  
Area: 660 ft<sup>2</sup> ... 61.3 m<sup>2</sup>

