



**EDWARD KNIGHT**  
ESTATE AGENTS

20 SCHOOL STREET, LONG LAWFORD, RUGBY, CV23 9AT

£375,000







#### PROPERTY SUMMARY

A substantially extended five-bedroom semi-detached house located in the popular residential village of Long Lawford, which is well served by local amenities, is within the catchment of reputable schooling and provides easy access to major road networks. The accommodation briefly comprises: entrance hall, lounge, sitting room, kitchen/dining room, ground floor w.c, four double bedrooms, one single bedroom/study, en-suite shower room & family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, ample off-road parking, good size garage and a good size enclosed rear garden.

#### LOCATION

The property is situated in an idyllic central village location overlooking the village green and children's play area, it is just a few minutes walk to the village co-operative supermarket and bus stop serving both Rugby & Coventry. A further 5 minutes walk is the village primary school - Ofsted rating 2 (Good)



### ENTRANCE HALL

Enter via a uPVC double glazed door with obscure double-glazed windows either side. Radiator. Stairs rising to the first floor. Understairs storage cupboard with wall mounted electric consumer unit. Solid oak floor. Telephone point. Smoke alarm. Door to the sitting room. Door to:

### LOUNGE

13' 10" x 12' 1" (4.22m x 3.68m) uPVC double glazed bay window to front aspect. Radiator. Continued solid Oak flooring. Television point. Wall mounted lighting. Telephone point.

### SITTING ROOM

17' 8" x 11' 7" (5.38m x 3.53m) uPVC double glazed double opening patio doors to rear garden. Radiator. Solid Acacia wood floor. Feature cast iron fireplace. Television point. Ceiling coving.

### KITCHEN/DINING ROOM

12' 9" x 15' 4" (3.89m x 4.67m) uPVC double glazed window and door to rear aspect. Solid Bamboo wood floor. A range of white Shaker style eye and base level units surmounted by roll-edge worksurfaces. Inset stainless steel one and a half bowl sink with mixer taps and drainage board. Integrated dishwasher, washing machine, double oven with five ring gas hob and extractor hood over. Space for a fridge freezer. Television point. Double panel radiator. Integral door to the garage. Door to:



### REAR LOBBY

Continued solid Bamboo wood floor. Radiator. Cupboard housing wall mounted combination boiler.

### GROUND FLOOR W.C

Continued solid Bamboo wood flooring. Obscure uPVC double glazed window to rear aspect. Recessed spotlights. Low flush w.c. Pedestal wash hand basin with mixer taps and tiled splash backs.









#### **STAIRS & LANDING**

Access to loft space. Smoke alarm. Doors to all further accommodation.

#### **BEDROOM ONE**

14' 6" x 13' 3" (4.42m x 4.04m) uPVC double glazed window to rear aspect. Radiator. Recessed spotlights. A freestanding double sliding door fronted wardrobe. Door to:

#### **EN-SUITE SHOWER ROOM**

5' 7" x 5' 7" (1.70m x 1.70m) Obscure uPVC double glazed window to rear aspect. Recessed spotlights. Low flush wc. Wash hand with mixer taps and vanity unit below. Corner shower cubicle with electric shower. Heated towel rail.

#### **BEDROOM TWO**

12' 10" x 14' 10" (3.91m x 4.52m) uPVC double glazed window to front aspect. Radiator. Recessed spotlights.

#### **BEDROOM THREE**

10' 9" x 14' 5" (3.28m x 4.39m) uPVC double glazed bay window to front aspect. Radiator. TV point.

#### **BEDROOM FOUR**

11' 7" x 10' 6" (3.53m x 3.20m) uPVC double glazed window to rear aspect. Radiator. TV point.

#### **BEDROOM FIVE**

11' 7" x 10' 6" (3.53m x 3.20m) uPVC double glazed window to front aspect. Radiator. Wood effect laminate floor.



#### **FAMILY BATHROOM**

5' 7" x 8' 4" (1.70m x 2.54m) Obscure uPVC double glazed window to rear aspect. Tiled floor. Heated towel rail. Panelled corner bath with electric shower over. Pedestal wash hand basin with mixer taps. Low flush wc. Wall mounted extractor fan. Recessed spotlights.

#### **FRONT GARDEN & DRIVEWAY**

Block paved frontage retained by a brick wall and timber fencing. Small artificial turf area. Access down the side of the property via a timber gate.

#### **GARAGE**

15' 1" x 13' 2" (4.60m x 4.01m) Light and electricity connected. Roller door to the front. Integral door to the kitchen.

#### **REAR GARDEN**

Enclosed by concrete post timber fencing to all sides. Indian rainbow sandstone paved patio. Raised composite decking. The remainder is laid to lawn with a metal shed.

#### **COUNCIL TAX**

Band D



### Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



### First Floor

Approx. 78.9 sq. metres (849.4 sq. feet)



Total area: approx. 157.4 sq. metres (1694.0 sq. feet)

