



**EDWARD KNIGHT**  
ESTATE AGENTS

8 HERDWICK CLOSE, LONG LAWFORD, RUGBY, CV23 9FR

£400,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fantastic four bedroom detached property built by Bloor Homes to their 'Berrington' design. This spacious home offers modern day living throughout the accommodation which includes an impressive open plan kitchen/dining/family room and four double bedrooms.

The ground floor accommodation includes a bright and airy entrance hall with storage cupboard, utility cupboard with plumbing and separate WC. The open plan kitchen/dining/family room has dual aspect windows making this space particularly bright and welcoming and the separate lounge overlooks the rear garden and has double opening patio doors which lead onto the gardens entertaining area.

The first floor has four double bedrooms two of which have built in wardrobes and the master having an en suite shower room. The family bathroom has a bath and separate shower cubicle.

The fore-garden has been mostly retained for parking and includes a good size driveway with access to a single garage. The rear garden has a paved patio which is perfect for entertaining and a lawned space to the rear of the plot which is currently being used as a children's play area.

This well kept property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents on 01788 543222.



## LOCATION

The property itself is located in Long Lawford village on a quiet road which borders beautiful countryside and is just a stones throw from a variety of public footpaths across equestrian paddocks and bridged walkways into neighbouring villages.

Long Lawford is a well served village in the Rugby borough of Warwickshire and is located just 2.5 miles from Rugby's town centre. The village centre offers a range of amenities including the King George V playing field and Memorial Hall which has become known for its local events and various organised groups. The centre of the village boasts a brand new co-operative supermarket as well as other various take aways, a convenience store and two public houses located on Main Street.

There is a well regarded primary school located in the village and Rugby itself offers a broad spectrum of further private and public schooling for all ages.



## ENTRANCE HALL

## KITCHEN/DINING/FAMILY ROOM

14' 6" x 27' 4" (4.42m x 8.33m)

## CLOAKROOM

## STUDY/PLAYROOM

8' 0" x 8' 4" (2.44m x 2.54m)

## LOUNGE

11' 11" x 15' 10" (3.63m x 4.83m)

## FIRST FLOOR

## MASTER BEDROOM

11' 11" x 13' 0" (3.63m x 3.96m)

## EN SUITE SHOWER ROOM

## BEDROOM TWO

14' 7" x 10' 10" (4.44m x 3.3m)

## BEDROOM THREE

11' 10" x 9' 7" (3.61m x 2.92m)











**BEDROOM FOUR**  
8' 8" x 12' 1" (2.64m x 3.68m)

**FAMILY BATHROOM**

**GARAGE**



