



EDWARD KNIGHT
ESTATE AGENTS

11 ELIZABETH WAY, LONG LAWFORD, RUGBY, CV23 9DJ

£239,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly kept and recently renovated home in the ever popular village of Long Lawford.

This fully modernised property boasts an entrance hall, spacious living room with stunning log burner, re-fitted contemporary style kitchen dining room with integrated appliances, three well proportioned bedrooms and a three piece modern bathroom suite (separate WC) with shower attachments.

The property occupies a particularly good size plot, with off road parking to the front and a large landscaped garden to the rear with timber framed shed, all enclosed by fencing to all sides.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.



LOCATION

Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played for the very first time.

The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.







ENTRANCE HALL

LIVING ROOM

11' 1" x 18' 5" (3.38m x 5.61m)

KITCHEN DINING ROOM

KITCHEN AREA

18' 5" x 7' 2" (5.61m x 2.18m)

DINING ROOM AREA

10' 6" x 5' 10" (3.2m x 1.78m)

FIRST FLOOR

MASTER BEDROOM

10' 3" x 12' 2" (3.12m x 3.71m)

BEDROOM TWO

10' 10" x 9' 8" (3.3m x 2.95m)

BEDROOM THREE

8' 2" x 8' 3" (2.49m x 2.51m)

FAMILY BATHROOM

5' 5" x 6' 7" (1.65m x 2.01m)

SEPARATE WC





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		