



EDWARD KNIGHT
ESTATE AGENTS

60 SHEEPCOTE DRIVE, LONG LAWFORD, RUGBY, CV23 9FG

OFFERS OVER £280,000





PROEPRTY SUMMARY

We are delighted to offer for sale this immaculate, three bedroom detached home located within a quiet cul de sac in the popular village of Long Lawford. This property boasts spacious living and makes a perfect family home situated in a desirable location.

The accommodation briefly comprises of a spacious entrance hall, ground floor cloakroom/wc, bay fronted living room, modern kitchen/ dining area and separate utility room. To the first floor there is a family bathroom and three well proportioned bedrooms, the master benefitting from an ensuite shower room. The property also benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, the property benefits from a driveway, the rear garden is mainly laid to lawn with a patio area ideal for alfresco dining.

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.

GROUND FLOOR

ENTRANCE HALL

10' 4" x 6' 10" (3.15m x 2.08m)

CLOAKROOM

4' 8" x 3' 8" (1.42m x 1.12m)

LIVING ROOM

13' 3" x 12' 5" (4.04m x 3.78m)

KITCHEN/DINER

17' 7" x 10' 1" (5.36m x 3.07m)

UTILITY ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

FIRST FLOOR

MASTER BEDROOM

12' 2" x 11' 9" (3.71m x 3.58m)

ENSUITE

5' 8" x 3' 8" (1.73m x 1.12m)

BEDROOM TWO

9' 6" x 7' 10" (2.9m x 2.39m)

BEDROOM THREE



8' 1" x 7' 10" (2.46m x 2.39m)

FAMILY BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		