



EDWARD KNIGHT
ESTATE AGENTS

3 COUNTRY INN MEWS, LONG LAWFORD, RUGBY, WARWICKSHIRE, CV23 9AN

£219,950



PROPERTY SUMMARY

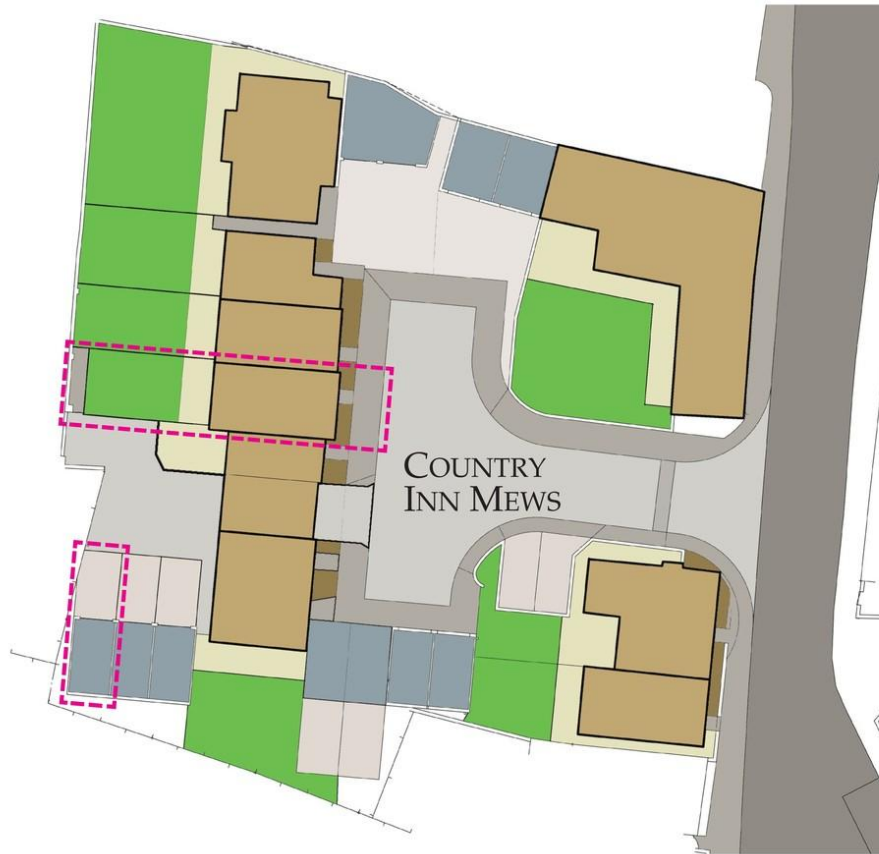
A fantastic opportunity to purchase a modern two-bedroom mews property with garage and parking in a quiet cul-de-sac location in the popular village of Long Lawford, which is well served by a range of local amenities and offers easy access to major road networks. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen with appliances, two bedrooms and bathroom. The property further benefits from gas fired central heating, uPVC double glazing and westerly facing rear garden.

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

Enter via a panel effect entrance door with an obscure double-glazed insert. Tiled floor. Single panel radiator with thermostat control. Recessed ceiling spotlights. Smoke alarm. Built-in understairs storage cupboard. Thermostat for the central heating. Opening through to the kitchen. Door to:

GROUND FLOOR CLOAKROOM

Low level close coupled toilet and a corner wall mounted wash hand basin with a mixer tap. Continued tiled floor. Recessed ceiling spotlights. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

KITCHEN

9' 6" x 6' 2" (2.90m x 1.88m)

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in stainless steel single electric oven, five ring gas hob and chimney extractor hood. Integrated freezer. Fridge and washing machine. Concealed combination central heating boiler. Recessed ceiling spotlights. Tiled floor. Heated towel rail radiator. uPVC double glazed window to the front aspect.



LOUNGE

16' 6" max x 13' 6" (5.03m x 4.11m)

uPVC double glazed window to the rear aspect. uPVC double glazed door to the rear garden. Double panel radiator with thermostat control. Wood effect laminate floor. Recessed ceiling spotlights. Conglomerate marble effect fireplace. TV and satellite point. Two telephone points. Stairs rising to the first floor. Breakfast bar with opening through to the kitchen.





STAIRS & LANDING

Loft hatch. Recessed ceiling spotlights. Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

14' 1" x 11' 2" max (4.29m x 3.40m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Two double door built-in wardrobes. Recessed ceiling spotlights. TV aerial point.

BEDROOM TWO

12' 3" x 6' 4" (3.73m x 1.93m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Recessed ceiling spotlights.

BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

White suite comprising: low level toilet with a concealed cistern, inset wash hand basin with mixer tap and a P-shaped bath with shower over. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

FRONTAGE

Block paved path leading to the front door which has a pitched storm porch. Gravelled border areas. Carriage style courtesy light.

REAR GARDEN

Slabbed patio area across the rear of the property, this continues as a path to a gate to the rear of the garden. Laid to lawn area. Herbaceous borders. Enclosed by timber fencing to all sides.

GARAGE & PARKING

A single garage en-block with up and over door to the front. Power and light connected. Open overhead storage space. One parking space in front of the garage.

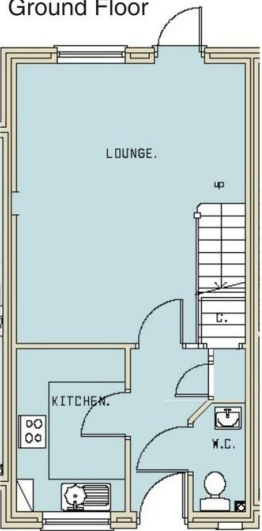
COUNCIL TAX

Band B

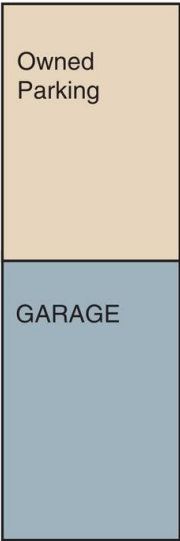
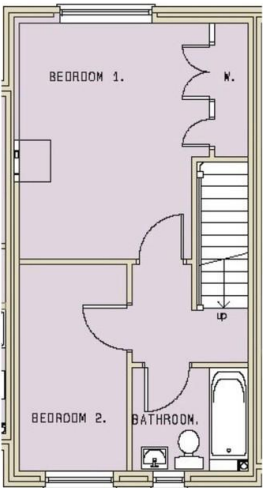
No 3, Country Inn Mews Long Lawford
(For Illustrative purposes)



Ground Floor



First Floor



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