



EDWARD KNIGHT
ESTATE AGENTS

47 LELLEFORD CLOSE, LONG LAWFORD, RUGBY, CV23 9FP

£450,000





PROPERTY SUMMARY

We are delighted to offer for sale this immaculate four bedroom executive detached family home built by Bloor Homes in 2017 to the Berrington design. The property is situated in the ever popular village of Long Lawford which is convenient for Rugby, Coventry and Leamington Spa.

In brief the accommodation comprises of a entrance hall, lounge, kitchen/dining room with integrated appliances, study and cloakroom/w.c. To the first floor there are four well proportioned bedrooms with the master bedroom having en-suite and a separate family bathroom. The property benefits from Uvpc double glazing, gas fired central heating to radiators, fibre to the premises giving fast internet connection and a EV charger. Externally the property has well maintained gardens and a driveway leading to a single garage.

Viewing is Highly Recommended, please call Edward Knight Regent Street Office to arrange an appointment.



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
7' 6" x 8' 10" (2.3m x 2.7m)

STUDY
7' 10" x 7' 2" (2.4m x 2.2m)

CLOAKROOM
7' 2" x 2' 11" (2.2m x 0.9m)

LIVING ROOM
14' 5" x 11' 9" (4.4m x 3.6m)

KITCHEN
14' 5" x 14' 1" (4.4m x 4.3m)

DINING ROOM
14' 9" x 10' 9" (4.5m x 3.3m)

FIRST FLOOR

LANDING
9' 10" x 7' 6" (3m x 2.3m)

MASTER BEDROOM
12' 1" x 12' 9" (3.7m x 3.9m)

ENSUITE
4' 11" x 6' 6" (1.5m x 2m)

BEDROOM TWO
14' 5" x 8' 10" (4.4m x 2.7m)

BEDROOM THREE
11' 5" x 10' 2" (3.5m x 3.1m)

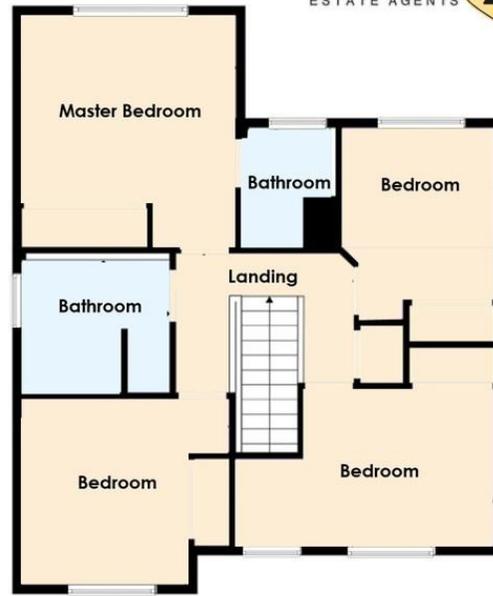
BEDROOM FOUR
8' 6" x 10' 5" (2.6m x 3.2m)

FAMILY BATHROOM
8' 2" x 7' 2" (2.5m x 2.2m)





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		