



EDWARD KNIGHT
ESTATE AGENTS

102 LAWFORD LANE, RUGBY, CV22 7JT

£289,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom detached property situated in the popular location of Bilton. The property comprises of entrance hall, fitted kitchen, living/dining room with Upvc french doors leading onto the rear garden. To the first floor there are three bedrooms and a family bathroom.

The front garden provides ample off road parking and provides access to the garage. The rear garden is mainly laid to lawn and benefits from a patio area as well. The property benefits from gas central heating to radiators and Upvc double glazing.

Early internal viewing is highly recommended to appreciate the property on offer.

Offered for sale with no onward chain, viewings for this property are strictly by appointment with Edward Knight's Regent Street office.

PROPERTY LOCATION

This property is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Bilton is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist,



chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

ENTRANCE HALL

3' 2" x 3' 0" (0.97m x 0.91m)

KITCHEN

10' 7" x 8' 3" (3.23m x 2.51m)

LIVING/DINING ROOM

22' 4" x 14' 4" (6.81m x 4.37m)

LANDING

10' 10" x 6' 0" (3.3m x 1.83m)

BEDROOM ONE

14' 5" x 10' 11" reducing to 8' 3" (4.39m x 3.33m)

BEDROOM TWO

14' 5" x 8' 4" (4.39m x 2.54m)

BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m)

BATHROOM



8' 0" x 5' 4" (2.44m x 1.63m)

GARAGE

16' 2" x 8' 5" (4.93m x 2.57m)

FRONT & REAR GARDENS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		