



EDWARD KNIGHT
ESTATE AGENTS

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

£400,000





PROPERTY SUMMARY

Edward Knight are delighted to present this four-bedroom, three-storey detached residence, situated within a peaceful cul-de-sac in the highly sought-after area of Long Lawford, Rugby. Ideally positioned close to a range of local amenities, reputable schools, and attractive green spaces, this property presents an excellent opportunity for buyers seeking a home with significant scope for improvement and potential value enhancement.

The spacious accommodation briefly comprises an entrance hall, generous lounge, kitchen, utility room, and ground floor cloakroom. To the first floor are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. The second floor offers two further spacious bedrooms served by an additional bathroom.

Externally, the property benefits from front and rear gardens, with the frontage providing off-road parking and access to a single garage. The rear garden offers a private outdoor space with excellent potential for landscaping or extension, subject to the necessary planning consents.



Offered for sale with a very short onward chain, due to the vendor purchasing a new property, this home represents a rare opportunity to acquire a detached family residence in a desirable location at an attractive price point, reflective of the updating works required.

Early viewing is highly recommended to fully appreciate the size, layout, and potential this property has to offer. Viewings are strictly by

appointment through Edward Knight's Regent Street office.

LOCATION

Discover the Charm of Long Lawford and the Surrounding Area.

Nestled amidst the picturesque Warwickshire countryside, Long Lawford is a quintessential English village brimming with charm, history, and community spirit. This delightful village is characterised by a wealth of attractive period properties, leafy lanes, and a friendly, welcoming atmosphere. Residents enjoy the best of both worlds-rural tranquillity with easy access to urban amenities.

The village offers a selection of local conveniences including a convenience store, a village hall hosting regular events and community gatherings, and several traditional pubs perfect for a relaxed meal or evening drink. It's the kind of place where neighbours know each other and a true sense of community thrives.

Set near the tranquil banks of the River Avon, Long Lawford is just a short drive from the historic market town of Rugby-a town known across the globe as the birthplace of Rugby football. As the second largest town in Warwickshire, Rugby offers an extensive range of shops, supermarkets, cafés, restaurants, and bars, alongside excellent leisure and cultural facilities.

At the heart of the town lies the world-renowned Rugby School, where the sport of Rugby football was first played. The school's history and grandeur



continue to draw visitors from around the world, adding to the town's unique identity. For those seeking cultural enrichment, the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, and the World Rugby Hall of Fame offer fascinating insights into the area's rich heritage. Historic landmarks such as the magnificent St. Marie's Church further enhance the town's historic charm.

Nature lovers and outdoor enthusiasts will find no shortage of beautiful green spaces to explore. Just





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		