



34 Livingstone Avenue, Rugby, CV23 9BU

Guide price £450,000





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- 1411 Sqft
- Garden cabin
- Full planning permission to extend
- Karndean flooring
- Private road
- Double garage

Set in the popular village of Long Lawford, this detached 3/4 bedroom home with full planning permission to extend, offers both comfort and room to grow. it provides the chance to adapt the space to suit your needs.

The ground floor features a spacious hallway with Karndean flooring that continues through the living and dining areas. There's also a kitchen, study or fourth bedroom, utility room, shower room and access to the double garage.

Upstairs are three well-sized double bedrooms and a family bathroom.

The south-facing garden offers plenty of space for children to play, for gardening or for spending time outdoors. A log cabin with a fitted bar provides a relaxed spot for socialising with family and friends. Planning Application R23/0386.



Summary

Location

Porch

Entrance hall

Dining Room 10'8x8'11 (3.25mx2.72m)

Lounge 15'9x13'4 (4.80mx4.06m)

Kitchen 12'7x7'10 (3.84mx2.39m)

Study/Bedroom 4 8'4x8'3 (2.54mx2.51m)

Utility room 7'9x5'1 (2.36mx1.55m)

Downstairs shower room

Landing

Bedroom One 14'7x9'8 (4.45mx2.95m)

Bedroom Two 11'3x10'5 (3.43mx3.18m)





Bedroom Three

10'4x8'4 (3.15mx2.54m)

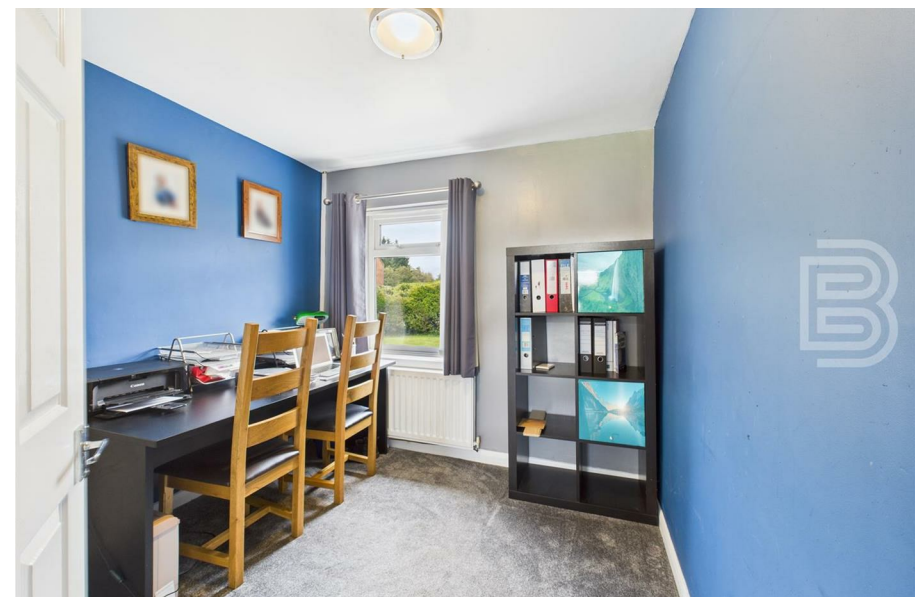
Garden

Bar/Log cabin

Double garage

Private Road

Money Laundering Regulations





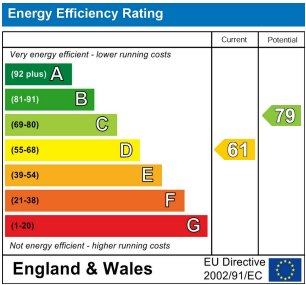
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.