



HERDWICK CLOSE

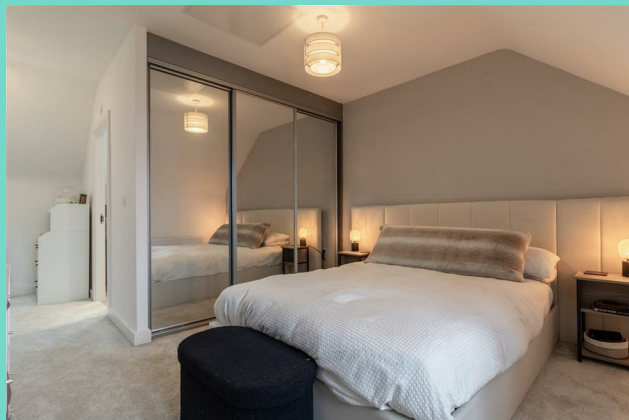
LONG LAWFORD, RUGBY, CV23 9FR

GUIDE PRICE £310,000
FREEHOLD

Set within the sought-after village of Long Lawford, this beautifully presented three-bedroom, three-storey home offers a fantastic amount of versatile living space throughout. Stylishly maintained and thoughtfully designed, this lovely property provides comfortable, flexible accommodation that's perfect for modern family living. It truly has so much to offer its next owners.

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- 3 Double Bedrooms • Kitchen/Diner • 3 Storey Living • Downstairs W/C • Garage • Off Road Parking • En Suite To Main Bed • Enclosed Rear Garden • Beautifully Presented



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Ground Floor:

-Upon entering the property, you are greeted by a bright and welcoming entrance hallway, offering access to all main rooms within the home and setting the tone for the well-presented accommodation throughout.

-The lounge is a bright and inviting space, filled with natural light and featuring a convenient under-stairs storage cupboard — perfect for keeping the room neat and clutter-free.

-The open-plan kitchen and dining area is located at the rear of the home, enjoying lovely views of the garden through French doors that also allow plenty of natural light to fill the space. The kitchen is fully fitted with a modern range of wall and base units, complete with an integrated dishwasher, fridge/freezer, double electric oven, and induction hob. There is also ample space for a family dining table, creating a perfect setting for both everyday meals and entertaining.

The kitchen also provides access to a useful utility area, offering additional storage and space beneath the counter for a freestanding washing machine.

-The downstairs accommodation also benefits from a convenient WC, adding practicality to the ground floor layout.

First Floor:

-Located on the first floor, bedrooms two and three are both

spacious double rooms, providing plenty of space and versatility for family or guest use.

-The family bathroom is positioned at the rear of the home and features a modern tiled suite, complete with a bath and a separate shower cubicle.

Second Floor:

-The second-floor accommodation comprises a luxurious master bedroom, offering plenty of space and natural light through a skylight. The room is further enhanced by a separate fitted wardrobe, providing excellent storage and a touch of elegance.

-The master bedroom further benefits from a stylish en suite shower room, finished to a high standard to complement the rest of the home.

Garden, Exterior & Further Property Information:

-Leading from the home, the property boasts a spacious, low-maintenance rear garden, laid to lawn and recently enhanced with a new patio.

-The property also benefits from a detached garage with electrics, as well as off-road driveway parking.

-This lovely home also features gas central heating, double glazing throughout, and excellent nearby road links.

Important Property Information:

Tenure: Freehold

Council Tax Band: D

Local Authority: Rugby Borough Council

EPC: B

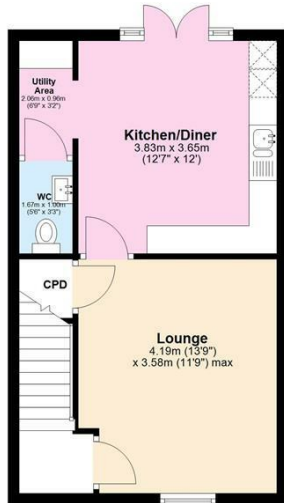
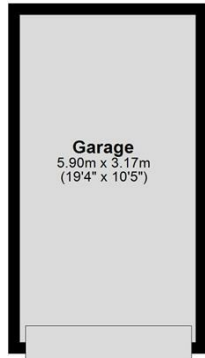
Maintenance Fee: £226 per annum



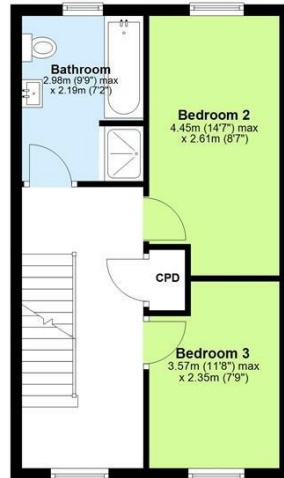
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Ground Floor
Approx. 56.9 sq. metres (612.9 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.1 sq. feet)



Second Floor
Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 126.9 sq. metres (1366.1 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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