



GUIDE PRICE £249,950
MAIN STREET, LONG LAWFORD,



REZIDE
GROUP



Welcome to this charming three-bedroom cottage nestled within the sought-after village of Long Lawford, offering a perfect blend of tranquility and accessibility to nearby urban centers such as Rugby, Coventry, and Leamington Spa. This delightful property boasts modern comforts with double glazing and central heating throughout, ensuring a warm and inviting atmosphere.



As you enter through the front porch with its pitched tiled roof, you are welcomed into the entrance hallway, featuring stairs rising to the first floor. The open-plan lounge/dining room on the ground floor is a spacious and versatile area. The dining section, adorned with laminate flooring and a window to the front, seamlessly connects to the lounge area, characterised by its continuation of laminate flooring, a rear-facing window, and a door leading to the well-appointed kitchen.

The kitchen is a culinary haven, offering a range of base and eye-level units with coordinating roll-top work surfaces and splash-backs. It is equipped with integrated electric hobs, and electric oven. The space also accommodates a sink and drainer with mixer tap, along with provisions for a fridge, freezer, washing machine, and dishwasher. A door from the kitchen leads to the rear yard and further into the garden.

Venture upstairs to the first floor, where you'll find two generously sized bedrooms. The front-facing bedroom features built-in wardrobes and an additional under-stairs cupboard, while the rear-facing bedroom enjoys a







pleasant view. The contemporary four-piece bathroom suite on this floor includes a free-standing bath, separate corner shower cubicle, pedestal wash hand basin, and a low-flush WC, complemented by an obscure double-glazed window.

The journey continues to the second floor, where the third bedroom awaits. This cozy space features a window to the front, a radiator, mirrored wardrobes, and additional storage at the rear.

Step outside to discover the well-maintained gardens, with the front garden adorned with shrubs and plants, a paved pathway leading to the front door, and a front boundary wall with a gate. The rear garden unfolds in three sections—a courtyard area outside the kitchen door, a lawn area with well-stocked borders, and a cobbled section perfect for alfresco dining beneath the canopy of a





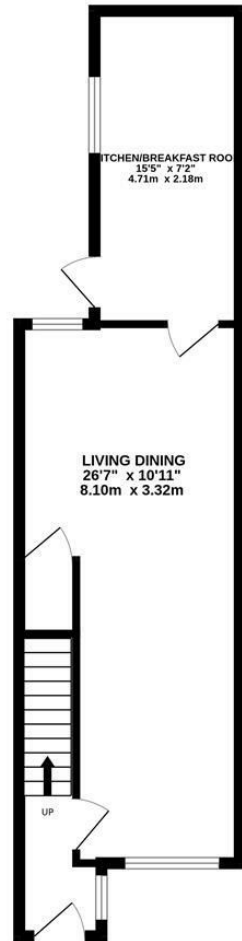
small tree. A garden shed completes the outdoor ensemble.

Long Lawford, a charming village, offers a range of local amenities, including a primary school, play parks, Co-Op, pubs, a Methodist church, and a village hall. Residents can enjoy community events and picturesque country walks, while convenient bus and railway links provide easy access to nearby cities. The M1, M6, and M40 further enhance connectivity, allowing exploration of the vibrant market town centre with its boutique shops and restaurants. Don't miss the opportunity to make this lovely cottage in Long Lawford your home, where modern living meets village charm.

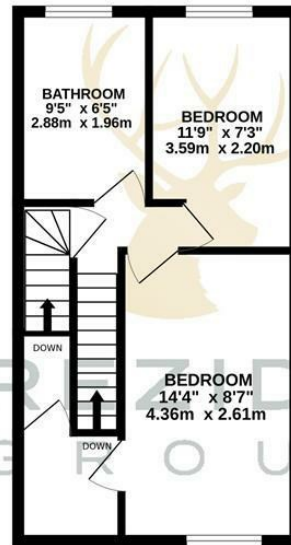




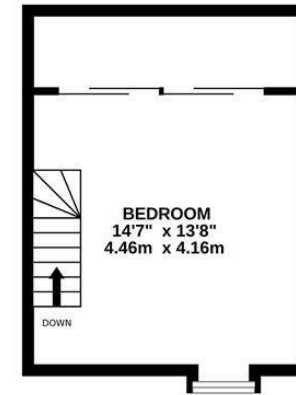
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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