



**Connells**

Elizabeth Way  
Long Lawford Rugby



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are proud to present the opportunity to acquire this charming and stylish modernised home, located on Elizabeth Way in Long Lawford, Rugby. In brief, this beautiful move-in-ready property comprises of; entrance hall, spacious family lounge, modern open plan kitchen/diner, three double bedrooms and family bathroom. Externally, there is a large rear garden and allocated off road parking to the front for approximately two vehicles. The property is being sold with no onward chain, and also benefits from new windows and doors, double glazing and gas central heating.

Long Lawford is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Approach

The property is well positioned set back from the road with a welcoming approach, with parking to the front for approximately two vehicles. The main entrance door leads onto;

## Entrance

A welcoming entrance space with stairs rising to the first floor landing and access doors to the downstairs reception rooms.

## Lounge

A spacious family lounge featuring dual aspect windows to the front and rear.

## Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount base units, understair storage cupboard, area for a dining table, dual aspect windows to the front and rear, and door leading to the rear garden. Integrated appliances are to include an oven, four ring electric hob, extractor fan, microwave, sink & drain, dish washer. There is additional space for a fridge freezer and washing machine.

## Landing

First floor landing with two large built in storage cupboards one with the boiler, loft hatch providing loft access and window to the rear aspect.

## Bedroom One

A spacious master bedroom featuring a built in wardrobe and window to the front aspect.

## Bedroom Two

Featuring space for a wardrobe built in shelving, and window to the front aspect.

## Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

## Bathroom

A superb family bathroom with a built in back and rainfall shower over, low level WC, wash hand basin, heated towel rail, built in storage and frosted window to the rear aspect.

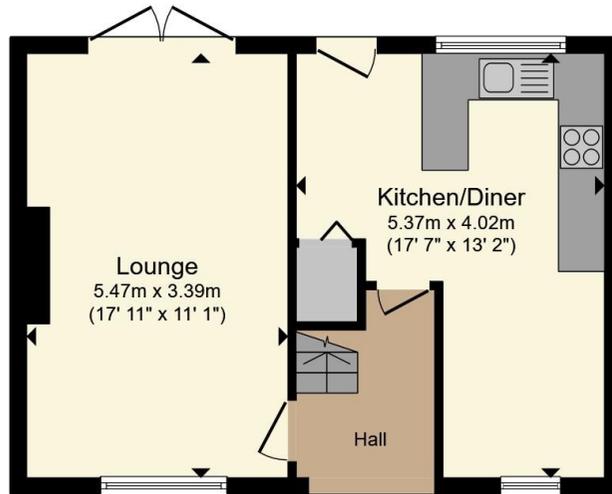
## Rear Of Property

A generous sized, well maintained rear garden laid to lawn with patio area. The garden also benefits from a storage shed and new panel fencing.

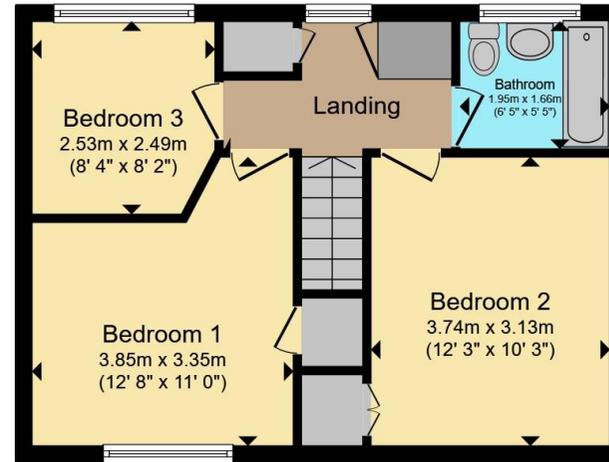








**Ground Floor**



**First Floor**

Total floor area 81.9 m<sup>2</sup> (882 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY108008](http://connells.co.uk/Property/RBY108008)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RBY108008 - 0004