



Scan me to get a **detailed property report & valuation** on your house!



Lodge Farm Close, Long Lawford
Asking Price £410,000

complete ●●●
ESTATE AGENTS

Lodge Farm Close, Long Lawford, Rugby

Complete Estate Agents are proud to introduce this modern house in the charming area of Lodge Farm Close, Long Lawford, Rugby. The property offers a delightful blend of comfort and style. Built in 2020, the property boasts a generous living space of 1,238 square feet, making it an ideal family home.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout the home.

The property features four well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

One of the standout features of this home is the parking provision, which comfortably accommodates several vehicles. This is a rare find in residential properties and adds to the convenience of living in this lovely area.

Situated in a peaceful neighbourhood, this house is perfect for those seeking a modern lifestyle while still enjoying the tranquillity of suburban living. With its contemporary design and practical features, this property is a wonderful opportunity for anyone looking to settle in Long Lawford. Don't miss the chance to make this beautiful house your new home.

Hallway

Kitchen/Breakfast Bar 16'8" x 9'6" (5.1 x 2.92)

Dining Room 9'8" x 9'8" (2.97 x 2.97)

Lounge 15'10" x 12'3" (4.84 x 3.75)

Downstairs WC 3'5" x 5'1" (1.05 x 1.56)

Landing

Bedroom One with En-suite 12'10" x 10'6" (3.92 x 3.21)

En-suite = 2m x 1.57m



Bedroom Two 10'0" x 9'11" (3.07 x 3.04)

Bedroom Three 9'2" x 9'10" (2.8 x 3.0)

Bedroom Four 7'2" x 9'10" (2.19 x 3.0)

Master Bathroom 6'5" x 6'6" (1.96 x 2)

Single Garage

EV Charger

Rear Garden

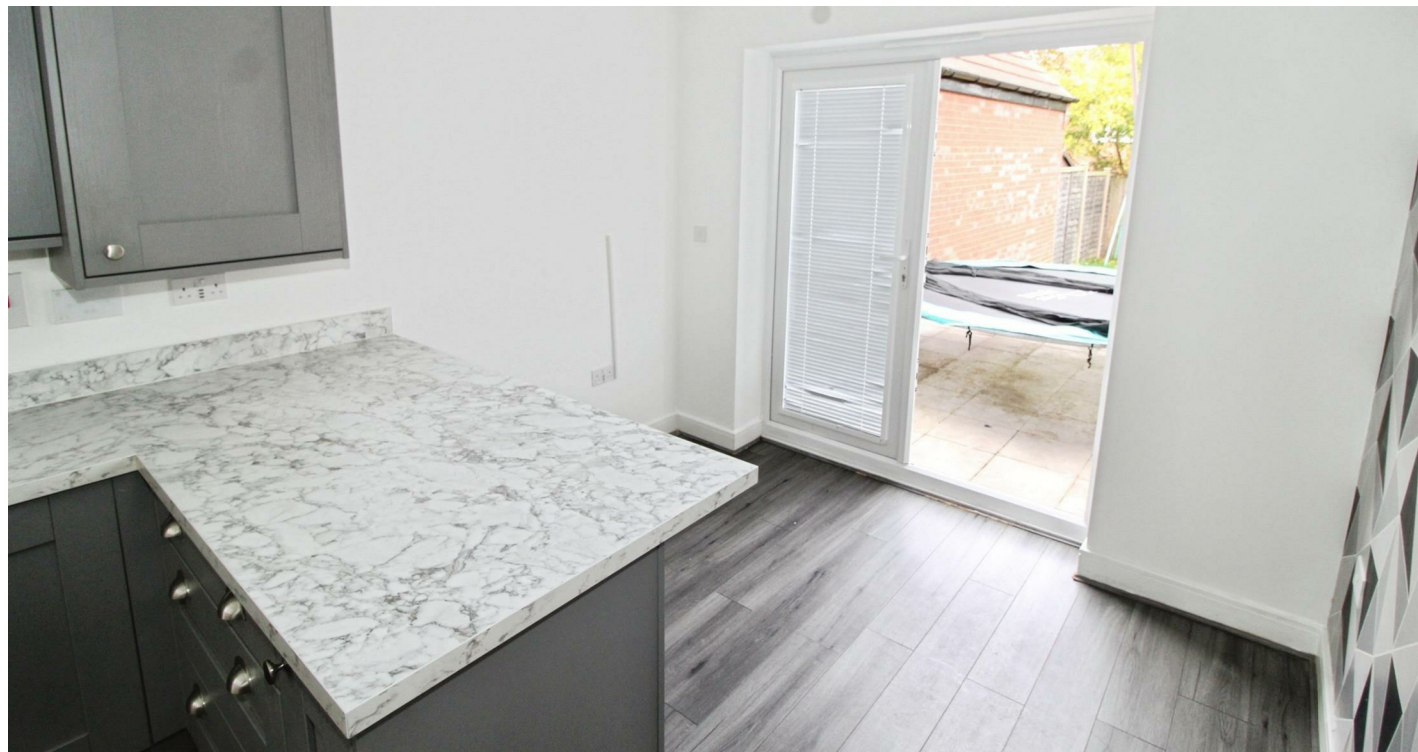
With access to garage

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
ESTATE AGENTS