



36 STEEPING ROAD

Guide Price £315,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9SG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached property situated in the sought after village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Long Lawford has a range of local amenities to include public houses, Co-Op supermarket, hot food takeaway outlets, church, recreational park and a well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch with internal door to the integral garage and door through to the lounge. The lounge has stairs rising to the first floor landing and opens into the dining room which has sliding patio doors giving access to the conservatory. The fitted kitchen has a built in double oven, gas hob with extractor over, plumbing for a slimline dishwasher and space for appliances. The separate utility room has a door opening onto the side of the property and a further door into the ground floor cloakroom/w.c. which is fitted with a pedestal wash hand basin with tiled splashback and a low level w.c.hen has a separate utility room with a door opening onto the side of the property and a further door into the ground floor cloakroom/w.c.

To the first floor, the landing has a large over stairs storage cupboard and doors off to the master bedroom which benefits from an en-suite shower room fitted with a single shower enclosure, vanity unit with inset wash hand basin and low level w.c. There are two further well-proportioned bedrooms, serviced by the part tiled family bathroom which is fitted with a three piece white suite to include an L-shaped bath with shower and screen over, vanity unit with inset wash hand basin and a low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is a lawned area, various plants and shrubs and a tarmacadam driveway providing off road parking for two vehicles and gives access to the integral garage with an up-and-over door and benefits from power and lighting connected. The enclosed rear garden is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 90 m² (968 ft²).

AGENTS NOTES

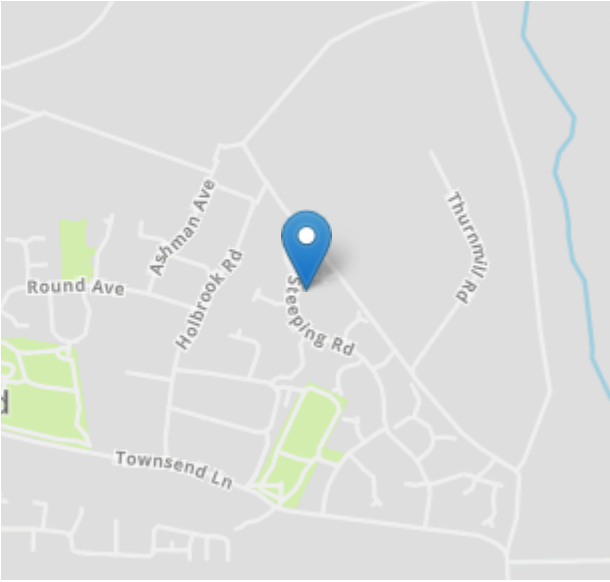
Council Tax Band 'D'..
What3Words: ///tumble.diver.locals

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Three Bedroom Detached Property
- Sought After Village Location
- Lounge with Through Fare to Dining Room, Conservatory
- Fitted Kitchen with Double Oven, Hob and Separate Utility Room
- Ground Floor Cloakroom/W.C., En-Suite to Master Bedroom and First Floor Family Bathroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking and Integral Garage
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

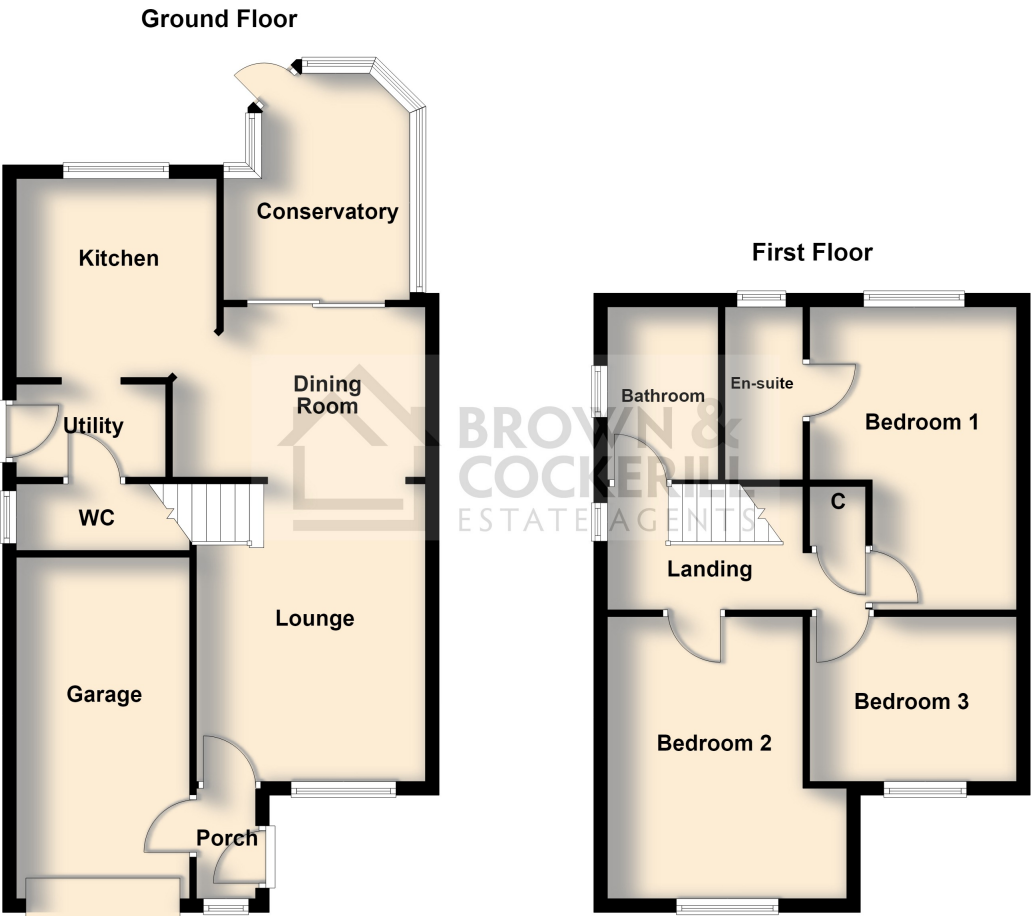
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch
5' 3" x 2' 10" (1.60m x 0.86m)
Lounge
14' 2" x 10' 11" (4.32m x 3.33m)
Dining Room
12' 0" maximum x 8' 1" maximum (3.66m maximum x 2.46m maximum)
Conservatory
10' 9"maximum x 8' 10"maximum (3.28m maximum x 2.69m maximum)
Kitchen
9' 6" x 9' 6" (2.90m x 2.90m)
Utility Room
7' 2" x 4' 6" (2.18m x 1.37m)
Ground Floor Cloakroom/W.C.
8' 3" x 3' 0" (2.51m x 0.91m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.