



Bartley Walk, Long Lawford
Asking Price £295,000

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Bartley Walk, Long Lawford, Rugby

Complete Estate Agents are delighted to welcome to the market an immaculately presented extended three/four bedroom detached home situated in the popular village of Long Lawford. The property is located down a private pathway and is within walking distance to local shops, schools and all transport links. The property comprises of entrance hall, downstairs wc, modern kitchen, large utility room, spacious lounge, separate dining room which is currently used as bedroom four, lounge and conservatory. Upstairs there are three good size bedrooms, two of the bedrooms have fitted wardrobes and the master has modern ensuite shower room and there is a main modern family shower room. The property has well maintained and low maintenance gardens to front and rear. There is a single garage to the rear with off road parking for up to two cars. Viewing is essential to appreciate this delightful home.

Entrance Hall

Tiled flooring throughout, wall mounted hive thermostat, doors to all ground floor rooms and radiator.

Downstairs WC

Low level wc, wash hand basin, tiling to splash back areas and double glazed window.

Dining Room currently used as Bedroom 4 10'7" x 8'9" (3.25 x 2.67)

Double glazed window to front and radiator.

Lounge 15'0" x 12'0" (4.58 x 3.68)

Solid oak effect flooring throughout, double glazed window to rear, double glazed french doors into garden and radiator.

Conservatory 13'3" x 9'11" (4.06 x 3.04)

Double glazed throughout, french doors leading into the garden and under floor heating throughout.



Modern Kitchen 11'9" x 9'3" (3.59 x 2.83)

Having a range of modern high gloss base, drawer and wall units with worktops over, integral gas hob with extractor over, eye level integral oven, integral dishwasher, fridge/freezer and space and plumbing for washing machine. Sink with drainer, double glazed window to front, double side door to utility area, tiled flooring throughout and wall mounted worcester bosch boiler.

Side Utility Room 20'11" x 7'9" (6.40 x 2.38)

Base and wall units with worktops, wall sockets throughout, space for fridge/freezer, space for tumble dryer and two double glazed doors giving direct access to front and rear gardens.

Landing

Double glazed window to side, loft hatch, doors to all rooms and airing cupboard.

Master Bedroom 11'9" x 11'8" (3.59 x 3.58)

Double glazed window to rear aspect, two double fitted wardrobes, radiator and door leading to ensuite shower room.

Modern Ensuite Shower Room

Low level wc, vanity wash hand basin, shower cubicle with mains shower unit, double glazed window and radiator.

Bedroom Two 12'4" x 9'4" (3.76 x 2.86)

Fitted wardrobe, double glazed window to front and radiator

Bedroom Three 9'6" x 6'8" (2.90 x 2.05)

Double glazed window to rear and radiator.

Modern Shower Room

Low level wc, vanity wash hand basin, double shower cubicle with mains shower over, tiling to splash back areas, double glazed window and radiator.

Rear Garden

A very low maintenance garden with fencing to all sides, decked patio areas, gravel throughout direct access to the garage to rear and rear gated access to the rear parking.

Front Garden

Pathway leading up the front garden and property with a decked area to the front to be used as a patio space, fencing to one side, views across green to the front, gravelled area for pots and planters.

Single Garage to Rear

Up and over door and door to side access into garden.

Off Road Parking to Rear

Off road parking to the rear in front of garage.



About Rugby

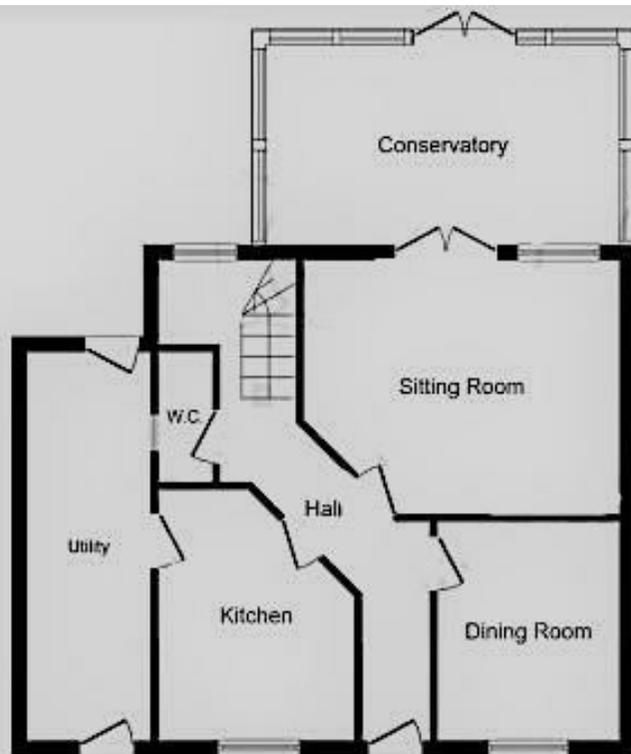
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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

Rugby Borough Council

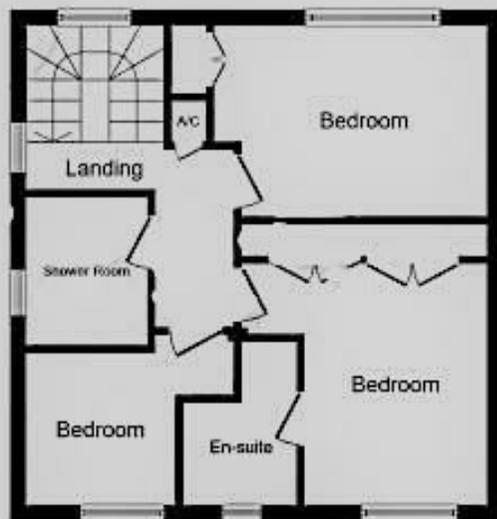
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Council Tax Band

Council Tax Band - D



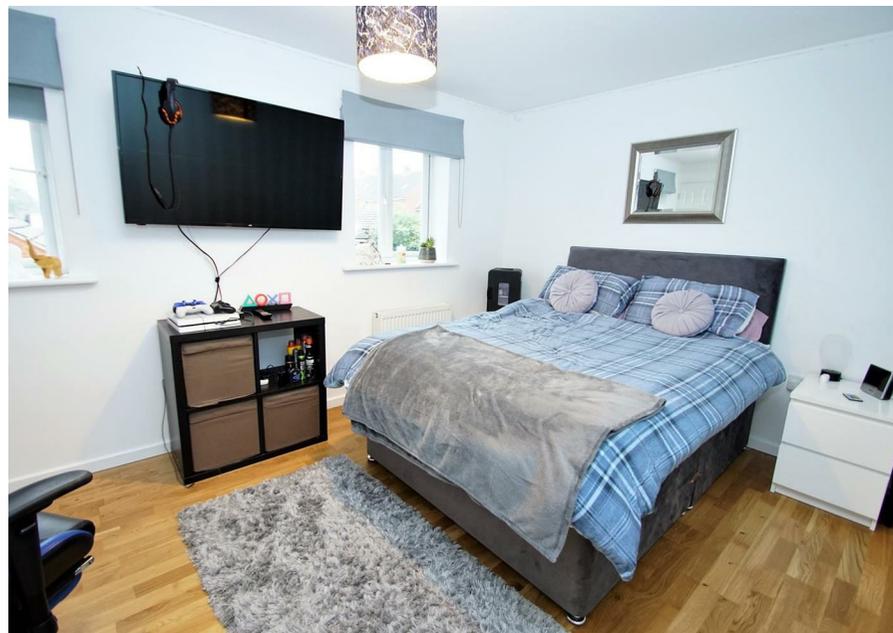
Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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.

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