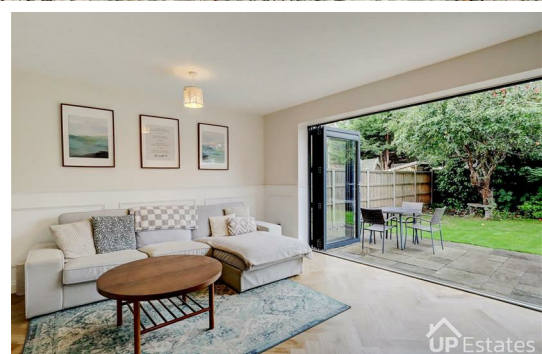




3 Bedroom House - Detached
located on Main Street, Rugby
£295,000

UP Estates



THREE BEDROOM DETACHED HOME | READY TO MOVE INTO | LOVELY LOCATION | MODERN KITCHEN | BEAUTIFULLY PRESENTED

Situated in a desirable location, this beautiful three bedroom detached home is ready to move into and has been well designed throughout. The property is conveniently positioned close to local amenities, with Long Lawford Primary School easily accessible and Rugby train station approximately a 10-minute drive away. There are also a variety of nearby nature walks, providing an excellent balance between countryside living and everyday convenience.

The accommodation begins with an entrance hall leading to a downstairs wet room, modern kitchen diner and a spacious living room. The living room benefits from bifold doors opening directly onto the rear garden, creating a bright and inviting space with a seamless connection to the outside.

Upstairs, the property offers a generous main bedroom with built-in wardrobes, alongside two well proportioned single bedrooms and a family bathroom.

Externally, the property benefits from a well maintained rear garden with a paved seating area, providing a pleasant space for relaxing and entertaining. To the front is a driveway providing parking for two vehicles.

This beautifully presented home offers modern accommodation in a peaceful semi rural setting, whilst remaining within easy reach of local amenities, schools, transport links and Rugby town centre.

£295,000

- THREE BEDROOM DETACHED HOME
- READY TO MOVE INTO
- SEMI RURAL LOCATION
- KITCHEN DINER
- SPACIOUS LIVING ROOM WITH BIFOLD DOORS
- GENEROUS MAIN BEDROOM WITH BUILT-IN WARDROBES
- DOWNSTAIRS WET ROOM
- WELL MAINTAINED REAR GARDEN WITH PATIO
- DRIVEWAY FOR TWO VEHICLES
- APPROXIMATELY 10 MINUTES FROM RUGBY TRAIN STATION





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

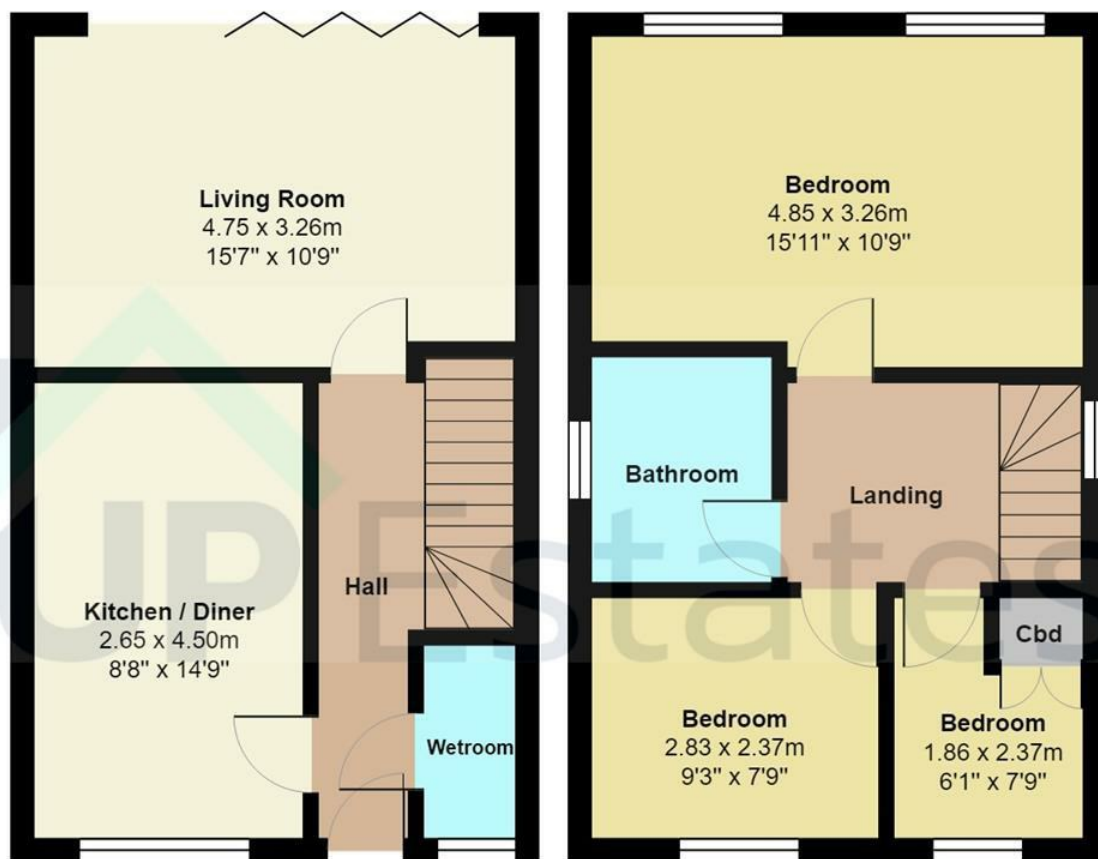
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Main Street, Long Lawford, Rugby





Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates