20A Livingstone Avenue, Long Lawford, Rugby, Warwickshire, CV23 9BU

HOWKINS & HARRISON

20A Livingstone Avenue, Long Lawford, Rugby, Warwickshire, CV23 9BU

Guide Price: £390,000

A beautifully presented detached property with three double bedrooms, two of which benefitting from en-suite bathrooms. Located in the popular village of Long Lawford, this property has off-road parking, a single garage and is offered to the market with no onward chain.

Features

- Three double bedrooms
- Two en-suites and a family bathroom
- Kitchen/breakfast room
- Separate utility
- Downstairs cloakroom
- Sitting room with feature fireplace
- Gravelled driveway
- Single garage
- Enclosed rear garden
- Village location
- Nest heating system
- No onward chain

Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.

Ground Floor

The property opens into a welcoming entrance hall with stairs rising to the first floor and wood effect flooring which extends into the kitchen/breakfast room. The sitting room overlooks the front aspect and has an attractive leaded box bay window which overlooks the front aspect. The focal point to the room is a modern marble fireplace with gas coal fire inset. Overlooking the rear aspect, the kitchen/breakfast room is fitted with a variety of cream shaker style wall and base kitchen cabinets, including glass display cabinets, cutlery and pan drawers with solid wooden worktops over. There is a breakfast bar area, Belfast sink and integrated fridge/freezer, dishwasher, Smeg double electric oven and Smeg gas hob with extractor fan over. A door from the kitchen/breakfast room provides access to a utility room, with further wall and base cream shaker style cabinets and space with plumbing for a washing machine and tumble drier. Further doors from the utility provide access to the rear garden and into a downstairs cloakroom, fitted with chrome heated towel ladder, WC and wash hand basin over a vanity unit.

First Floor

A spacious galleried landing provides access to three double bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and boasts its own en-suite bathroom, which is fully tiled and fitted with a corner white high gloss vanity unit with wash hand basin over, shower enclosure, WC and chrome heated towel ladder. The guest bedroom has Velux windows above and also benefits from an en-suite, with bedroom three being served by the fully tiled family bathroom, which has a contemporary feel and is fitted with attractive wood effect ceramic plank tiling to the floor, bath with shower and glass shower screen over, wall hung vanity unit with drawers and wash hand basin inset, chrome heated towel ladder, fitted mirror and WC with wall mounted flush.

Outside

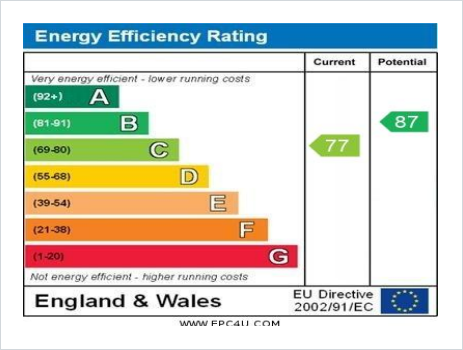
To the front of the property there is a gravelled driveway providing parking in front of the single garage. The front is partially enclosed by mature shrubs with flower borders in front and to the side of the property. A gate either side of the property provides access to the rear garden, which is enclosed by close board fencing with mature hedging to the rear providing screening. The rear garden is mainly laid to lawn with a sandstone patio which extends across the rear of the property, providing an ideal outside dining area.

Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



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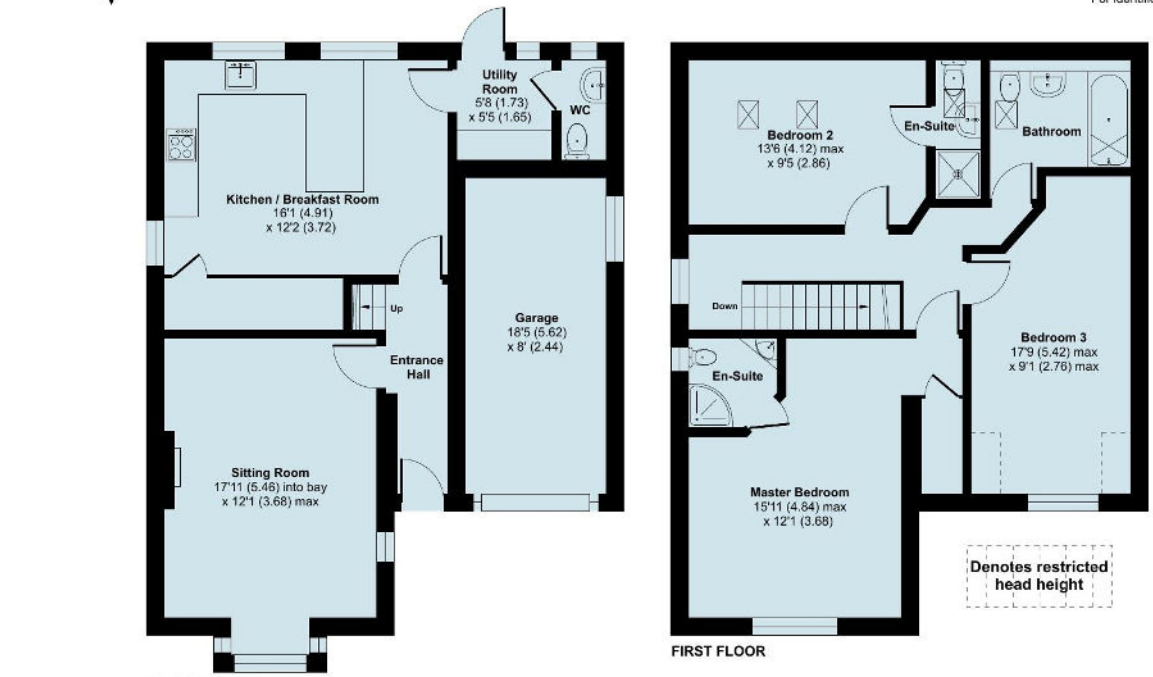
Approximate Area = 1233 sq ft / 114.5 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1389 sq ft / 129 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1393482

Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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