



Lime Tree Avenue, Rugby, Warwickshire
£695,000

crowhurst
gale



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Crowhurst Gale are delighted to offer this five bedroom detached family home, well positioned on Lime Tree Avenue, Bilton set on a good size plot with ample off road parking. In brief the property comprises of a entrance porch, spacious vestibule with stairs rising to the first floor, cloakroom, living room, breakfast/kitchen, family/dining room with doors overlooking the rear garden.

Leading off the first floor landing there is a principal bedroom with a en-suite bathroom, family bathroom and four well proportioned bedrooms. Outside there is ample off road parking, a single garage and side access to the enclosed rear garden laid to lawn with patio area and wooden cabin to the rear of the garden. NO UPWARD CHAIN (vacant possession)

Frontage

Ample space for parking. Lawned area with boundary wall and headgng.

Porch 10'0" x 4'9" (3.07 x 1.47)

Guest WC

Vestibule 9'10" x 16'2" (3.00 x 4.95)

Sitting Room 16'2" x 10'9" (4.93 x 3.30)

Window to front.

Lounge 20'4" x 12'1" (6.20 x 3.69)

Patio doors and window to rear.

Kitchen 22'8" x 10'9" (6.91 x 3.28)

Fitted kitchen. Door and window to rear.



First Floor Landing

Doors off to:

Bedroom 11'0" x 11'5" (3.37 x 3.50)

Window to front. Through-fare to En-suite.

En-Suite 11'6" x 5'0" (3.52 x 1.54)

Rolled top bath. WC and washbasin.

Bedroom 16'3" x 10'7" (4.96 x 3.25)

Window to front.

Bathroom 4'10" x 9'8" (1.48 x 2.97)

Corner bath with shower fitted over. WC and washbasin.

Bedroom 12'0" x 11'10" (3.66 x 3.61)

Window to rear.

Bedroom 8'6" x 7'5" (2.60 x 2.28)

Window to rear.

Bedroom 12'0" x 11'6" (3.66 x 3.52)

Window to rear.

Rear Garden

Mainly laid with lawn with various trees all enclosed with boundary wall and fencing. Garden cabin with terrace which would make an ideal office or gym.

Garden Cabin 16'7" x 12'5" (5.06 x 3.80)

Power and light connected. Decked terrace with steps.

Garage

Single Garage

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.



Tax Band

Tax Band: E

Tenure

Freehold

Local Authority

Rugby Borough Council

Viewing

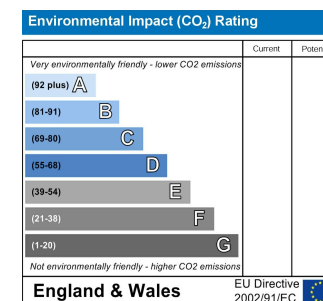
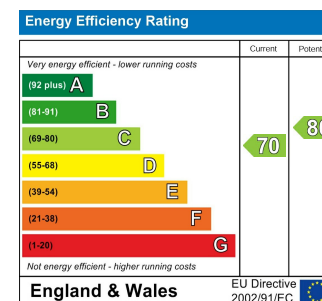
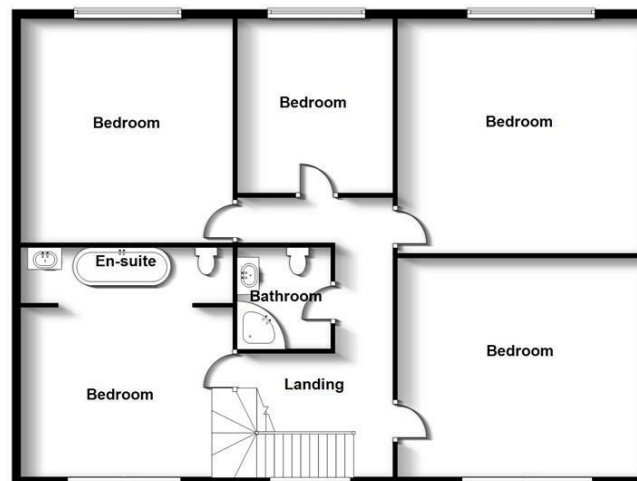
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



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