



Lime Tree Avenue, Rugby, CV22 7QT



GUILD HOUSE
Estate Agents



Guild House Estate Agents are delighted to present this exceptional property and plot at Lime Tree Avenue, Rugby. Set on approx 0.5 acre a large 4/5 bedroom dormer bungalow with beautiful gardens, a large driveway and triple garage. An opportunity to purchase a renovation property project with potential to extend and remodel STP in one of the most desirable areas of Rugby Warwickshire, leafy Lime Tree Avenue. Contact Lisa Curley the agent for full details and to book a viewing.

Originally built in 1953 and has remained in the same family ever since, 50 Lime Tree Avenue benefits from an impressive approach and position. Situated on a large plot which features a spacious frontage and driveway and to the rear a large patio and gorgeous landscaped west facing garden.

The original bungalow has been extended with a large conservatory and also a dormer creating a first floor with 2 bedrooms and bathroom. To the front of the property are two ground floor bedrooms and a wetroom bathroom with a stairway leading to the first floor, there is a large L-shaped open plan lounge and dining room with the large conservatory located to the side, to the rear of the property is a modern galley style kitchen and to the rear aspect there is a large family kitchen with Aga and gas boiler, and patio doors leading out to the rear garden.

bathroom.

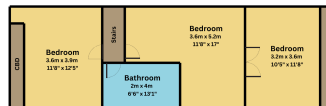
Outside to the front: The property is located on the leafy avenue and is approached by a large tarmac driveway and a good size front lawn, planted with various trees and shrubs. There is a triple garage with remote control shutter doors with its own power and lighting. A footpath leads to a pedestrian gate to access the side of the property which features a patio area and the conservatory. The patio wraps around the conservatory and leads to the rear garden and a footpath leads all the way down to the bottom of the garden, where there is a garden shed, the path extends round and comes back up the other side of the garden where there is a wooden summer house, and all the way down the other side of the property to the front. The garden is gloriously landscaped and abundant with beautiful plants and shrubs and feels very private.



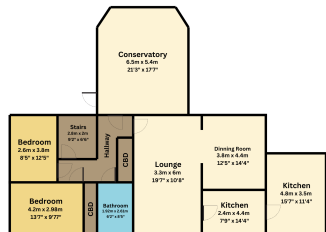
- MOST DESIRABLE LOCATION IN RUGBY 0.5 ACRE HOUSE AND PLOT
- SET IN BEAUTIFUL GARDENS WITH LARGE DRIVEWAY AND TRIPLE GARAGE
- FOUR BEDROOM PROPERTY, TWO BATHROOMS AND LARGE LIVING AND KITCHEN ROOMS
- REQUIRES MODERNISATION, FANTASTIC POTENTIAL FOR EXTENDING AND REMODELLING STP
- LIME TREE AVENUE, RUGBY WARWICKSHIRE, CONTACT LISA TO BOOK A VIEWING



1st Floor



Ground Floor



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.