



Lime Tree Avenue, Rugby, CV22 7QT



**GUILD HOUSE**  
Estate Agents





Set in the quiet and private tree lined location of Lime Tree Avenue in Rugby, Warwickshire, this is an elegantly presented and well maintained mature property. It spans across 2,200 sq ft on a 0.5 acre plot. It offers versatile living accommodation with three large reception rooms, a fully fitted kitchen, with a pantry and utility, a home office and 4/5 bedrooms. It has parking for multiple cars on the front driveway with a large turning circle and also a garage.

On the ground floor there are two double bedrooms both with fitted wardrobes and one also has a compact en-suite shower and W.C. cubicle, and a smaller bedroom. A fitted kitchen with doors leading to a pantry room with extra storage cupboards and work surface, a cosy family room with bi-fold doors that lead out to the patio and rear garden. There is a large dining room with internal double door that that open in to a spacious lounge which also has bi-fold doors that lead out on the the patio and rear garden. Additionally there is an office, a utility and a further shower room with W.C.

On the first floor there is a principle bedroom suite which has a balcony the whole width of the house with views over the beautiful rear garden, with its own dressing room and full bathroom suite. There is also a small childs bedroom or office on the first floor.

highly sought after area.

Outside to the front there is a very large driveway with a turning circle and a garage. To the rear there is a long terraced garden well kept, laid to lawn and planted with shrubs and trees.

Mains: Gas, Electric, Water and Drainage.





- HIGHLY DESIRABLE LOCATION, LIME TREE AVENUE, RUGBY
- 4/5 BEDROOM PROPERTY SET ACROSS 2,200 SQ FT ON 0.5 ACRE PLOT
- VERSATILE ACCOMMODATION WITH LOTS OF FAMILY LIVING SPACE AND A BEAUTIFUL GARDEN
- THREE BEDROOMS AND TWO SHOWERS ON THE GROUND FLOOR
- PRINCIPLE BEDROOM SUITE WITH DRESSING ROOM AND



- DRIVEWAY PARKING FOR MULTIPLE CARS AND A GARAGE
- PROPERTY IS WELL PRESENTED AND MAINTAINED, OFFERS SCOPE FOR FURTHER DEVELOPMENT IF REQUIRED



