



**Wolston Court, Lime Tree Village, Rugby**  
**Guide Price £275,000**



# Wolston Court, Lime Tree Village, Rugby

Crowhurst Gale are pleased to present this charming, modern three bedroom property in the beautiful setting of Lime Tree Retirement Village, Cawston. Briefly comprising Entrance Hall, Lounge/Dining room, Kitchen, Conservatory, Study, Ground Floor Bedroom and Bathroom to the ground floor and three further bedrooms (the principal bedroom with en-suite shower room) to the first floor. Close to facilities of the Clubhouse which includes bar, restaurant, library and snooker room – as well as a busy activity calendar at the hub of the village. Easy links for public transportation to Rugby, Dunchurch and private walkway to Bilton village with all its great amenities.

## Lime Tree Village

Welcome to Lime Tree Village, a thriving community set on the outskirts of Rugby. Enjoy the fresh air in our extensive landscaped grounds, wildlife areas, allotments and games lawns or enjoy some R&R in our clubhouse, snooker room or library. With so many fantastic facilities, you can choose to spend your time staying as busy or relaxed as you wish. Everything at Lime Tree Village is centred around our fantastic community. With a lively social calendar, there is always plenty to do to help you enjoy your retirement years to the fullest. Alongside that, we make sure we cover all the practical points too. Our team look after the grounds and the communal areas and the fantastic health centre is staffed 24 hours a day so you can enjoy peace of mind about the future. But the rest is up to you. Relax, enjoy and really thrive in your retirement years

## Porch

Cupboard with gas boiler fitted. Door to property.



**Entrance Hall**

Stairs to first floor. Doors to:

**Lounge**

Double glazed window to front window. Radiator.

**Dining Area**

Double glazed leading to conservatory. Door to Kitchen.

**Kitchen**

Fitted kitchen with double glazed window to rear aspect.

**Study**

Double glazed window to front window. Radiator.

**Ground Floor Bedroom**

Double glazed window to rear window. Radiator. Fitted wardrobes.

**Ground Floor Bathroom**

Four piece bathroom suite

**Landing**

Doors to:

**Principal Bedroom Suite**

Double glazed window to front and rear window. Radiator. Door to:

**En-Suite**

Shower Enclosure, WC, wash hand basin.

**Bedroom**

Double glazed window to rear aspect. Radiator.

**Bedroom**

Double glazed window to front aspect. Radiator.

**Patio Area**

Paved patio area.

**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**

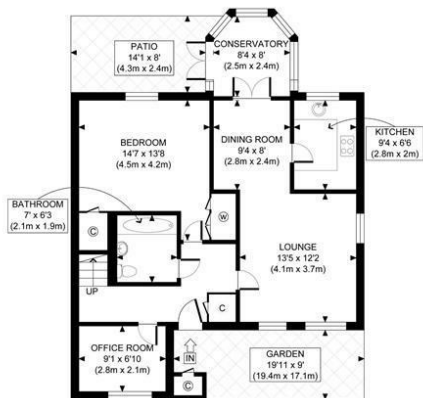
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**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



APPROX. GROSS INTERNAL FLOOR AREA 1373 SQ FT / 128 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
 Wolston Court  
 20/09/22  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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