



The Limes
20 Lime Tree Avenue | Bilton | Rugby | Warwickshire | CV22 7QT

FINE & COUNTRY

STEP INSIDE

The Limes

Nestled in the heart of sought-after Lime Tree Avenue in Bilton, The Limes is more than just a house; it's a warm embrace of homely comfort. This detached 4-bedroom residence with a double garage and private gardens to the front and rear beckons you to step into a world of tranquillity and cosiness.

Accommodation

Welcome Home to Lime Tree Avenue, Bilton - Where Comfort Meets Charm

Welcoming Hallway and Practical Cloakroom

As you enter, a welcoming hallway greets you, setting the tone for the comforting atmosphere that permeates the entire home. A practical cloakroom adds a touch of everyday convenience, making your home life a breeze.

Spacious Dual Aspect Living Room with Garden Views

The living room is light and spacious, thanks to the large picture window framing views of the mature front garden. Feel the warmth envelop you as you cosy up on the sofa in front of the feature fireplace. Patio doors into the rear garden invite the outdoors in, creating a connection to nature. Double doors also lead into the separate dining room perfect for when entertaining large numbers of friends and family.

Dining/Family Room

The dining room is where memories are made over Sunday lunches and family dinners. With French doors opening to the garden, it becomes an extension of your home, a place to savour delicious meals and cherish the joy of shared moments. A versatile space it could also be used as a playroom, music room or family room.

Kitchen/Diner and Tranquil Conservatory

The spacious kitchen with dining area, seamlessly connected to the conservatory, is the heart of family gatherings. From the aroma of home-cooked meals to the laughter echoing through, this space is a celebration of everyday life. Perfect all year round but comes into its own on summer days with easy access to the patio for alfresco dining.

Utility Room

The utility room is a practical haven, making household chores a breeze.

Integral Garage Access

An integral door to the garage, adds a touch of convenience to your daily routine.









Versatile Home Office

Discover a versatile home office, a space that adapts to your needs. Whether working from home or diving into hobbies, this room is your canvas for productivity and relaxation.

Four Bedrooms, Each with a Story

Step into the heart of family living with four bedrooms, each designed to tell its own unique story. The main bedroom is not just a retreat; it's your personal haven. Embrace the day with a range of built-in wardrobes, ensuring your favourite pieces are always close by. The ensuite becomes your sanctuary, a place to unwind and pamper yourself in private.

Family-Friendly Bathroom

The remaining bedrooms are serviced by a spacious family bathroom, thoughtfully designed to cater to the diverse needs of a modern family.





STEP OUTSIDE

The Limes

Double Garage & Off-Road Parking

The Limes welcomes you with off-road parking, ensuring your arrival is always stress-free. The double garage has two separate garage doors and provides additional parking or space for storage or that special car or motorbike. There is also a useful workshop area for those mechanical or DIY enthusiasts.

Gardens

Step into the embrace of our charming abode, where the heart of home extends into the enchanting enclosed rear garden. A spacious lawn unfolds like an emerald carpet beneath your feet, inviting moments of barefoot bliss and playful gatherings. This verdant oasis is a sanctuary of serenity, where the simple joy of feeling the grass between your toes becomes a cherished ritual.

The patio area, strategically placed for both sunlit brunches and moonlit conversations, offer a delightful extension of the living space. Adorned with cosy furnishings, they create an inviting haven to unwind, whether sipping your morning coffee or basking in the warmth of the afternoon sun. This is where laughter echoes and memories are woven into the very fabric of the outdoor experience.

A pond, nestled amidst the greenery, adds a touch of enchantment to this haven. Its still waters reflect the changing skies above, creating a tranquil mirror that captures the beauty of each passing moment. The gentle murmur of water and the occasional visit from aquatic residents contribute to the soothing symphony of nature, turning every visit to the garden into a therapeutic escape.

Side access, a practical and discreet feature, provides seamless connectivity to the wider world. Whether it's tending to the garden's needs or welcoming guests through a private entrance, this pathway

Nearby Amenities

The centre of Bilton with its impressive range of amenities is only a short walk away. It offers 2 small supermarkets, butchers, a speciality cheese shop, a chemist, a doctor's surgery, 2 public houses and dentists as well as a post office, hairdressers to name a few. Rugby town offers an extensive range of shopping facilities and has a mainline train station where high speed trains provide access to Euston in under an hour.

Schools

There is an impressive range of state and public schooling available in Bilton, Rugby and the surrounding areas including Crescent School, Bilton Primary, Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, King Henrys in Coventry, Arnold Lodge and Kingsley in Leamington Warwick School and the world-renowned Rugby School.

Commuting from Rugby

For those commuting, Rugby train station, a mere 3 miles away, becomes your gateway to the world. In under an hour, trains to London Euston connect you to the heart of the city. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and M6.





INFORMATION

The Limes

Discover the warmth and charm of Lime Tree Avenue at The Limes. Contact us today to turn this house into your forever home.

Services, Utilities & Property Information

Utilities: Mains water, gas, electric

Construction Type: Standard construction. Brick / Stone / Slate / Tiles

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability: Currently with Virgin Media

Gfast Fibre Broadband is available in the area with speeds up to 200-330Mbps download speed and 20-50Mbps upload speed. We advise you to check with your provider.

Parking: 2 off-road parking spaces and double garage

Directions: what3words - cars.hobbies.inversion

Local Authority: Rugby Borough Council

Tenure: Freehold | EPC: C | Council Tax Band: G

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents at Fine & Country Rugby: Liz Teasdale & Nicola Loraine

Nicola Loraine | 07976453573

Elizabeth Teasdale | 07811121363

lizandnicola@fineandcountry.com

Offers over £750,000





GROSS INTERNAL AREA: 2133 sq ft, 199 m²
 GARAGE TOTAL: 412 sq ft, 38 m²
OVERALL TOTALS: 2545 sq ft, 237 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





LIZ TEASDALE & NICOLA LORRAINE

PARTNER AGENTS

follow Fine & Country Rugby on



Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | Liz: 07811 121363 | Nicola: 07976 453573 | lizandnicola@fineandcountry.com

