7 Wolston Court
Cawston, Rugby, CV22 7SQ

This BEAUTIFUL, two bedroom, semi detached dormer bungalow, is located on the STUNNING & LUXURIOUS Lime Tree Village retirement complex for over 55's.

This home combines tranquil and relaxed living, with easy access to village amenities, creating the perfect blend of comfort, style and community.

Lime Tree Village is a well established, independent living retirement community, situated within 26 acres of beautifully landscaped grounds, with the historic Cawston House standing at the heart of the community. This historic clubhouse is an impressive building dating back to 1907, and has been meticulously restored to it's former glory.

The property is offered for sale with no onward chain, and comprises of a spacious entrance hall, lounge/diner, modern fitted kitchen, conservatory, a study, bathroom, and bedroom two which is a spacious double with built in wardrobes on the ground floor.

Guide price £325,000

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- Luxury Over 55's Retirement Complex
- Entrance Hall
- Conservatory & Study
- Wide Range Of Amenities

- Semi Detached Dormer Bungalow
- Lounge/Diner
- Bathroom & En-Suite Shower Room

- Two Generous Double Bedrooms
- Fitted Kitchen
- Vacant/No Chain

Living Room
13'6" x 12'0" (4.12 x 3.68)

Dining Area
8'9" x 6'11" (2.68 x 2.11)

Kitchen
8'9" x 6'5" (2.68 x 1.97)

Conservatory
7'10" x 6'11" (2.39 x 2.11)

Bedroom Two
13'6" x 10'11" (4.14 x 3.35)

Family Bathroom
7'0" x 6'3" (2.14 x 1.93)

Study/Bedroom Three
9'0" x 6'9" (2.76 x 2.08)

Bedroom One
18'11" x 18'9" (5.79 x 5.74)

En-Suite
7'3" x 6'2" (2.21 x 1.88)

Directions

Floor Plan

Ground Floor

Conservatory
2.39m x 2.11m
(7' 10" x 6' 11")

Kitchen
2.68m x 1.97m
(8' 10" x 6' 6")

Bedroom 2
4.14m x 3.35m
(13' 7" x 11' 0")

Bathroom
2.14m x 1.93m
(7' 0" x 6' 4")

Lounge
4.12m x 3.68m
(13' 6" x 12' 1")

Hallway

Study/Bedroom 3
2.76m x 2.08m
(9' 1" x 6' 10")

Ground Floor
Floor area 74.2 m² (798 sq.ft.)

First Floor

Landing

Main Bedroom
5.79m x 5.74m
(19' 0" x 18' 10")

En-suite
2.21m x 1.88m
(7' 3" x 6' 2")

First Floor
Floor area 40.2 m² (433 sq.ft.)

TOTAL: 114.4 m² (1,231 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC