



40 Lime Tree Avenue, Bilton, Rugby, Warwickshire, CV22 7QT

HOWKINS &  
HARRISON

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Bilton, Rugby,  
Warwickshire, CV22 7QT

Offers in Excess of: £795,000

A well presented four bedroom detached home nestled in the enviable location of Lime Tree Avenue, Bilton. The property sits on a generous plot, approaching ½ acre and offers a large kitchen/breakfast room, conservatory, four bedrooms, double garage and off-road parking for several vehicles. This property is strategically built southwest facing, ensuring that it is flooded with natural light throughout the day. The design of this house not only maximises sunlight but also creates a bright and welcoming atmosphere.

### Features

- Four bedroom detached property
- Located within walking distance to the heart of Bilton village
- Large kitchen/breakfast room
- Large sitting room
- Desirable location
- Large garage with loft area and off-road parking
- Generous private plot
- Extensive gardens
- Ground floor shower room
- Large family bathroom
- Sauna to bedroom two
- Large conservatory
- Gas central heating
- UPVC double glazing



## Location

Lime Tree Avenue, located within the heart of Bilton, is a private road lined with an avenue of mature lime trees, being one of the most desirable locations in Rugby. Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. It is ideally placed to access major road networks including the A45, M45, M1 and M6. The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century.



## Ground Floor

A covered porch allows access into the entrance hall, via an attractive oak door, with the ground floor shower room to the right and a door through to the inner hallway which opens into a fabulous conservatory, a spacious area which is used by the current vendors as a second reception room. Wooden flooring flows through the conservatory, which opens onto a lovely courtyard. The large kitchen/breakfast room has ample space for a dining table and chairs, with a door leading off to a pantry. The kitchen benefits from dual aspect windows affording plenty of natural light and is fitted with modern high gloss units and cooking appliances to include a five ring gas hob, double electric oven and an extractor fan and space for white goods. The large sitting room is situated to the rear of the property overlooking the garden with French doors opening out on to the patio.



## First Floor

The first floor landing is approached by a beautiful dog leg staircase, with doors leading to four bedrooms and the family bathroom. The master bedroom benefits from a large range of wardrobes and multi aspect windows which overlooks both the front and side aspect and flood the room with natural light. Bedroom two is a good size double room which benefits from a sauna and overlooks the stunning rear garden. Bedroom three has views over the side garden and is currently being used as a home office with bedroom four being a good size single room with dual aspect windows. The family bathroom completes the first floor accommodation and is fitted with a bath with a shower over, WC and wash hand basin.

## Outside

Located off the beautiful, tree lined Lime Tree Avenue, a driveway leads to the front of the property which provides ample parking for numerous vehicles, along with a large garage with loft which is partially boarded. There is a lawned garden to one side planted with mature shrubs. A paved area continues to the front door which is accessed from the side aspect. The extremely generous rear garden is beautifully maintained and landscaped with mature planted borders. An extensive paved patio area provides a wonderful space for outdoor dining and entertaining. To one side of the garden is a raised covered seating area, ideal for enjoying a cup of tea on a sunny afternoon. The pergola with a climbing plant adds a touch of elegance to the outdoor space, creating a picturesque setting for relaxation. Green thumbs will appreciate the two glass greenhouses and the vegetable garden, offering ample space to grow your own produce and indulge in some gardening therapy. While exploring the garden, you'll come across an outbuilding that has fallen into disrepair. This presents a wonderful opportunity for those with a vision to restore and transform this space into a charming garden retreat or a functional storage area.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01788-564666.

## Fixtures and Fittings

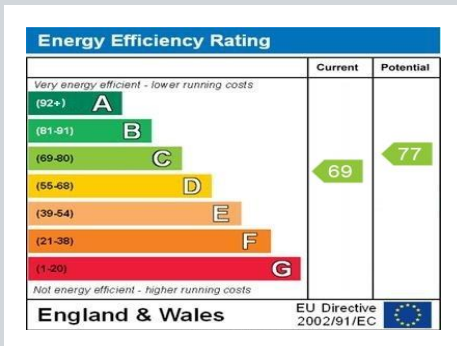
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – F



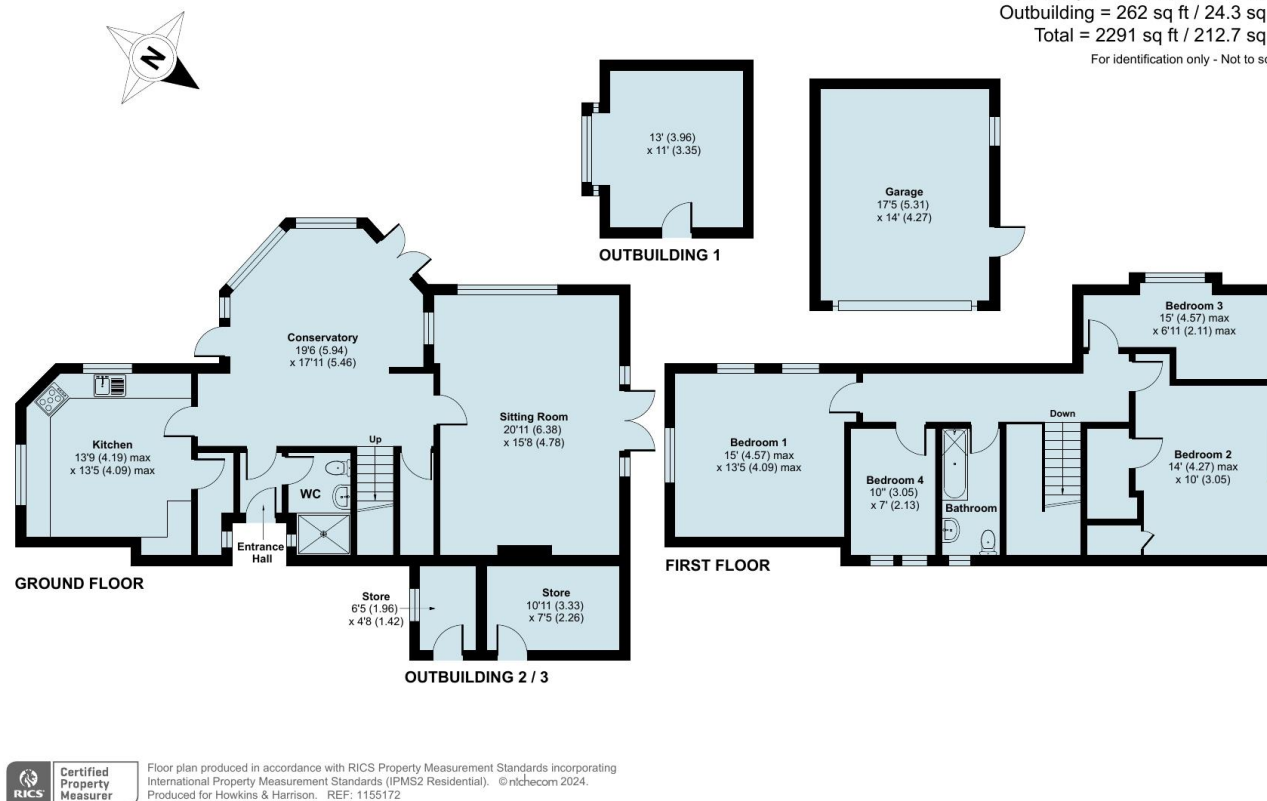
## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## Lime Tree Avenue, Bilton, Rugby, CV22

Approximate Area = 1784 sq ft / 165.7 sq m  
Garage = 245 sq ft / 22.7 sq m  
Outbuilding = 262 sq ft / 24.3 sq m  
Total = 2291 sq ft / 212.7 sq m  
For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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