



21 Lime Tree Avenue, Rugby, Warwickshire, CV22 7QT

HOWKINS &
HARRISON

21 Lime Tree Avenue,
Rugby, Warwickshire,
CV22 7QT

Guide Price: £490,000

A four bedroom semi detached property in a sought after location, situated on a generous 0.21 acre plot with single garage and off-road parking for several vehicles. Located within walking distance of Bilton village the property is also ideally placed for local primary and secondary schools.

Features

- Substantial plot
- Popular residential location
- Four bedrooms
- Two reception rooms
- Single garage with electric door
- Brick-built store
- Kitchen and separate utility room
- Walking distance to local amenities
- Mature landscaped gardens
- Parking for several vehicles





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

The property opens into the entrance hall with stairs rising to the first floor and multi-paned doors leading to the ground floor accommodation. The living room has coving to the ceiling and overlooks both the front and rear aspect, with the focal point of the room being an Adams style fireplace with marble hearth and coal effect gas fire inset. A leaded window overlooks the front garden and patio doors open to the rear terrace. The dining room boasts a large picture window which provides views over the wonderful rear gardens and is located adjacent to the kitchen, which is fitted with a variety of beech wall and base cabinets with complementing work surfaces over. There is tiling to the floor and integrated appliances include an oven, space for a concealed microwave, Hotpoint dishwasher, fridge and freezer. Doors from the kitchen lead to the rear garden and through to the utility room where there is fitted shelving and space with plumbing for a washing machine and dishwasher.



First Floor

A galleried landing provides access to four well proportioned bedrooms and the family bathroom. Three of the four bedrooms overlook the rear including the principal bedroom which is fitted with wardrobes to one wall. Bedrooms three and four also benefit from storage. The fully tiled family bathroom has been re-fitted to a contemporary design with a white high gloss vanity unit with WC and wall mounted flush, further vanity unit with wash hand basin inset with mirror over, shower enclosure with rainforest shower head and separate handheld shower, chrome heated towel ladder and white high gloss storage unit.

Outside

There is a tarmacadam drive to the front of the property with parking for several vehicles in front of a single garage with electrically operated door. The front lawn is bound by a dwarf brick wall and planted borders provide seasonal colour. A paved pathway leads to the front door and the rear garden is accessed via a wrought iron gate. There is a useful outside toilet and storeroom attached to the garage. A spacious patio runs across the rear of the property and extends behind the garage providing plenty of space for outside entertaining. There is an extensive lawn, established planted borders and a green house. The rear is bound by a combination of mature hedge screening, close board fencing and an attractive brick-built wall with wrought iron railings over.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

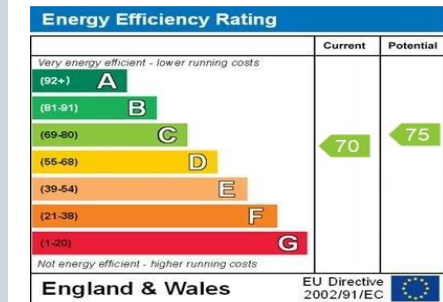
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



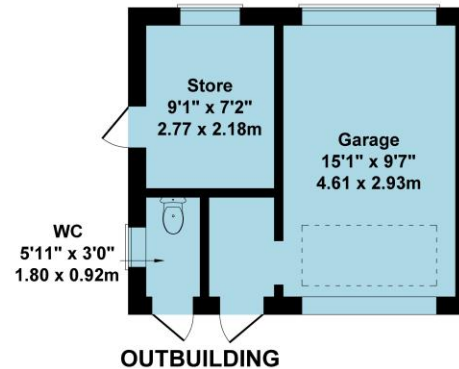
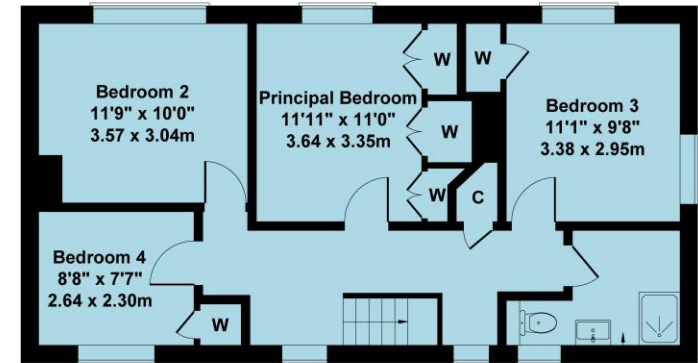
Howkins & Harrison

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Approximate Gross Internal Area
1539 sq ft - 143 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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