



HIGH STREET, RYTON ON DUNSMORE

complete ● ● ●
SALES & LETTINGS





A 1920's extended cottage on the outskirts of the village Ryton-On-Dunsmore. The extremely well presented property comprises entrance hall, living room with Log burning fire, kitchen, extended dining room with bifold doors, two double bedrooms and a large four piece bathroom. There is a rear garden with patio, a decent sized garage with a new block paved drive for parking up to 4 cars. The village has plenty of amenities included an active village hall with part-time post office, Ryton Gardens, Ryton Pools, a co-op, two pubs and a Chinese

It's in the details...

Entrance

A modern composite entrance door with 3 windows leads into the hallway which has patterned tiled flooring and uPVC double glazed windows to the front and side elevations. There's a radiator and fresh carpet leading to the first floor. An oak glazed door leads through to the living room.

Living Room

Good size square living room with a cast-iron log burning fire, stone hearth and timber mantle. There is a radiator, a storage cupboard with a bifold cupboard door and uPVC double glazed bay window to the front. An oak glazed door leads into the kitchen.

Kitchen

Fitted with an oak effect kitchen with dark square worktops and brushed chrome handles. It includes a one and a half bowl black sink with mixer tap and drainer. Double fitted oven and a 5-ring gas hob with extractor over. There is a slimline dishwasher, space and plumbing for a washing machine, under counter lighting and black bevel edge brick splash-back tiling. There is black slate effect tile flooring, a square large aperture through to the dining room with a big oak shelf. There is a radiator, a big storage unit with glass display cupboards and a large squared opening through to the dining room.

Dining Room

With black slate effect tile flooring, pitched ceiling with two timber Velux windows, black double glazed aluminium bi-folding doors to the garden. There are downlights and a radiator.

Landing

With timber doors to the two bedrooms and bathroom. There is a radiator, a uPVC double glazed window to the side elevation with modern fitted shutters, down-lights and the loft hatch to the boarded loft with a Velux window, lighting and electrics.

Bedroom One

A spacious double bedroom with a large uPVC double glazed window to the front elevation with modern fitted shutters. There is a double door sliding wardrobe and modern fitted wardrobes with storage and a mirrored door. A large radiator and coving.

Bedroom Two

A spacious double bedroom with a uPVC double glazed window to the rear aspect with modern fitted shutters. There is a large radiator, downlights and coving.

Bathroom

A large four piece bathroom with a corner white bath with chrome taps, a floating vanity storage unit with sink and mixer tap and LED mirror, toilet, sliding door shower enclosure with gas shower. A cupboard housing the Worcester



Bosch gas boiler. There is down-lighting, an extractor and a UPVC double glazed window with modern shutters.

Rear Garden

A very low maintenance garden with patio and artificial lawn. There is outdoor lighting, plug sockets and the garden is enclosed with timber fencing. There is a side door through to the garage and gate through to the driveway.

Garage

A large timber built garage with electric roller shutter door, radiator, car inspection pit, power and lighting. An area at the rear of the garage also serves as a utility area with space for a tumble dryer and fridge freezer.

Parking

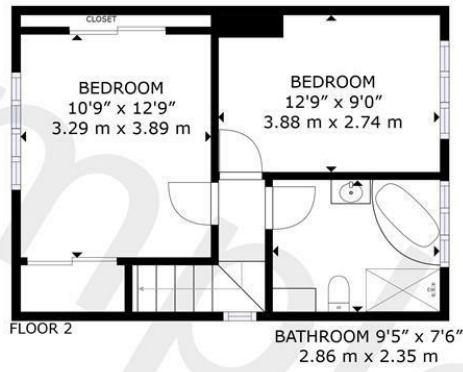
Cobble block paved driveway for up to five cars. There is also solid timber gates for extra secure parking. An EV electric charging point and lighting.

Location

8 miles north of Leamington. Easy reach to Coventry and Rugby being on the doorstep of the A45, A46, M40 and M1 corridors. Ryton has a very well equipped Co-operative convenience store, including a 24/7 free cashpoint machine, which is situated on the junction of High Street and Warren Field Road. Ryton also has a primary school, a hairdressers, a pub, chinese take away, post office (part-time within Village Hall) and friendly taxi firm. The popular Ryton Pools is within walking distance which is a dog friendly, brilliant day out for the family with beautiful walks around lakes and has a coffee shop and a play area.

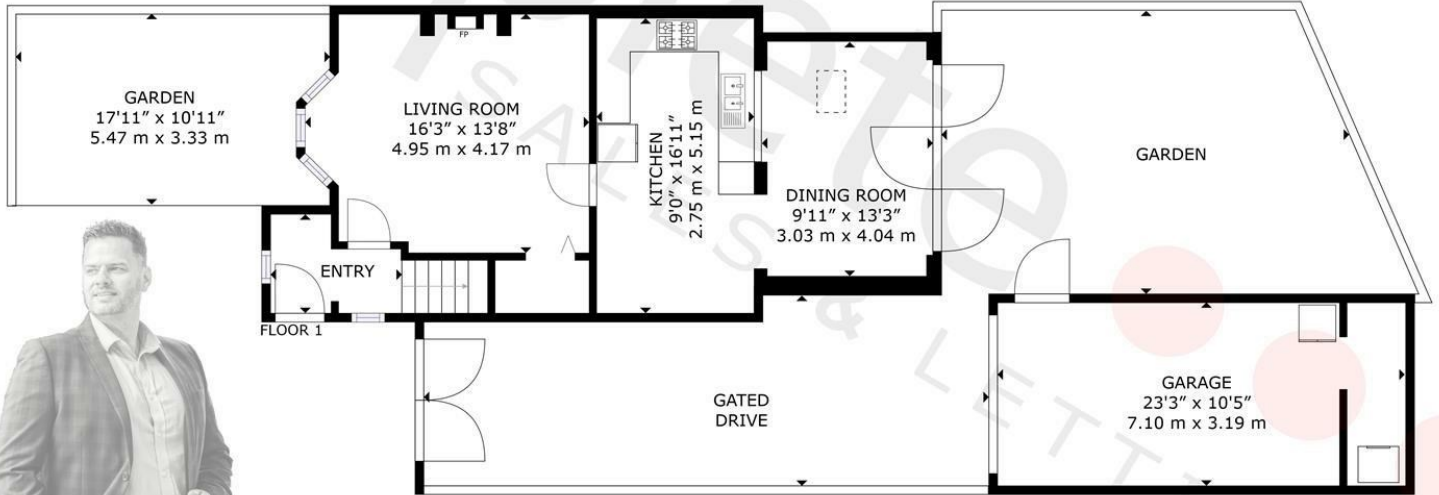


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GROSS INTERNAL AREA
FLOOR 1: 578 sq. ft, 53 m2, FLOOR 2: 406 sq. ft, 37 m2
TOTAL: 985 sq. ft, 91 m2
EXCLUDED AREA: GARAGE : 244 sq. ft, 22 m2, GARDEN: 893 sq. ft, 82 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

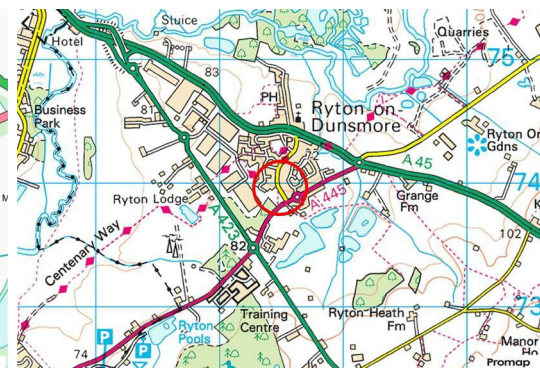
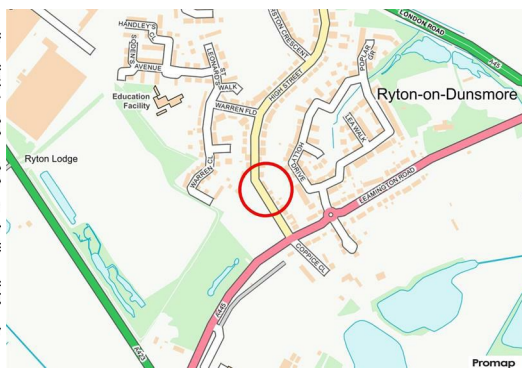




RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY

- 1920's Extended Cottage
- Two Double Bedrooms
- Wood Burning Stove
- Low Maintenance Garden
- Block Paved Parking 4-5 Cars

- End Terrace
- Bay Fronted Living Room
- Dining Room With Bi-Folds
- Garage & Electric Roller Door
- Outskirts Of Village



HIGH STREET, COVENTRY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		87
B (81-91)		
C (69-80)		
D (55-68)	66	
E (49-54)		
F (35-48)		
G (1-34)		
Not energy efficient - higher running costs		
England & Wales		

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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