



**EDWARD KNIGHT**  
ESTATE AGENTS

7 PLOTT LANE, STRETTON ON DUNSMORE, RUGBY, CV23 9HL

£350,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented, fully renovated detached property in one of the area's most sought after village locations, Stretton-on-Dunsmore. Situated on a pretty road, being just a short walk from the village recreational ground and ever popular Knightlow C of E Primary School, this fantastic property will make the perfectly family home within picturesque, friendly surroundings.

In brief the accommodation includes an entrance porch with storage/hanging space, spacious entrance hall, ground floor WC, living room with feature fireplace and adjoining conservatory which overlooks the well-kept rear garden, dual aspect open plan kitchen dining room with appliances. The first floor boasts three well-proportioned bedrooms and a re-fitted family bathroom. Externally the property occupies a well-kept plot, the frontage is lawned with stocked flower beds, there is a driveway which provides parking and access to the single garage and car port. The sunny south facing rear garden is mostly lawned with a small patio and established flower beds.

Viewings for this no chain property are strictly by appointment with Edward Knight's Regent Street office.



## LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-On-Dunsmore has a vast array of amenities including a public house "The Oak and Black Dog", a doctors surgery & dispensary, Knightlow Primary which is recognised as Outstanding by Ofsted, with pre-school and after school clubs, also a nursery for younger children. There is an excellent local shop, attractive Church and a very active village hall & community spirit - playgroups, Cubs, Scouts, theatre groups etc.

There is also an excellent bus from the village centre just a stone's throw from the property provides services to Leamington, Rugby & Coventry.









## GROUND FLOOR

### ENTRANCE PORCH

2' 9" x 7' 2" (0.84m x 2.18m)

### ENTRANCE HALL

8' 7" x 6' 5" (2.62m x 1.96m)

## GROUND FLOOR WC

### LIVING ROOM

15' 8" x 11' 2" (4.78m x 3.4m)

### CONSERVATORY

9' 11" x 8' 7" (3.02m x 2.62m)

### OPEN PLAN KITCHEN DINING ROOM

22' 4" x 8' 2" (6.81m x 2.49m)



## FIRST FLOOR

### MASTER BEDROOM

12' 1" x 11' 2" (3.68m x 3.4m)

### BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m)

### BEDROOM THREE

9' 2" x 8' 2" (2.79m x 2.49m)

### FAMILY BATHROOM

5' 5" x 6' 11" (1.65m x 2.11m)

## OUTSIDE

### SINGLE GARAGE

16' 7" x 8' 6" (5.05m x 2.59m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		