



EDWARD KNIGHT
ESTATE AGENTS

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

£290,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this spacious, extended, three bedrooms semi-detached home with double garage in Stretton-on-Dunsmore, one of the areas most sought after villages.

Situated on Plott Lane, a pretty tree lined road which is home to one of Stretton's recreation grounds and being just a short walk from Knightlow Primary School, this property is the perfectly family home or first time purchase.

In brief the accommodation includes an entrance porch, entrance hall, ground floor WC, living room, study area and open plan re-fitted kitchen dining room. The first floor includes three well proportioned bedrooms and a family bathroom.

Externally the property boasts a small, well kept front garden and private rear garden with lawned space and stocked flower beds. Vehicle access to the rear of the property provides parking and access to the detached double garage.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.

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 stones throw from the property provides services to Leamington, Rugby & Coventry.

ENTRANCE PORCH

8' 8" x 2' 9" (2.64m x 0.84m)

ENTRANCE HALL

5' 2" x 9' 1" (1.57m x 2.77m)

LIVING ROOM

11' 3" x 15' 2" (3.43m x 4.62m)

STUDY AREA

7' 1" x 18' 4" (2.16m x 5.59m)

KITCHEN DINING ROOM

21' 1" x 8' 3" (6.43m x 2.51m)

GROUND FLOOR WC

2' 8" x 5' 7" (0.81m x 1.7m)

FIRST FLOOR

MASTER BEDROOM

12' 2" x 11' 1" (3.71m x 3.38m)

BEDROOM TWO

11' 2" x 9' 1" (3.4m x 2.77m)



BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m)

FAMILY BATHROOM

5' 7" x 6' 5" (1.7m x 1.96m)

OUTSIDE

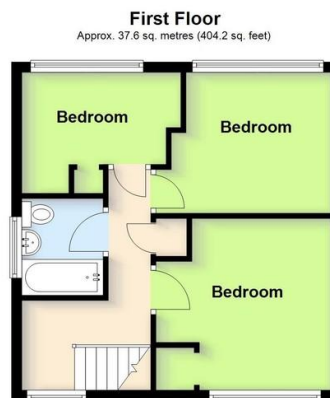
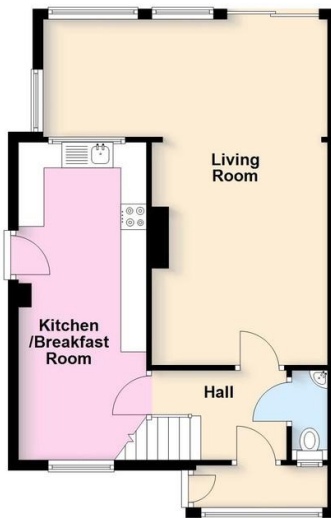
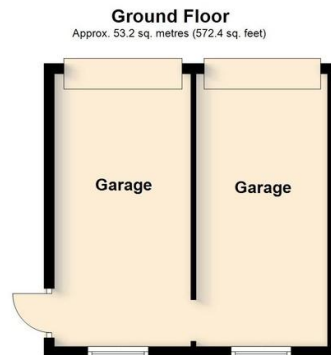
DOUBLE GARAGE

17' 10" x 17' 4" (5.44m x 5.28m)









Total area: approx. 90.7 sq. metres (976.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		