



**Connells**

St. Leonards Walk  
Ryton On Dunsmore Coventry



## Property Description

Located in the sought after village of Ryton on Dunsmore, this two bedroom semi detached bungalow is offered for sale with no onward chain, presenting an excellent opportunity for buyers looking to put their own stamp on a property.

Offering superb scope for modernisation or extension (STPP), the accommodation comprises a welcoming entrance hallway leading through to a spacious lounge dining room, ideal for both relaxing and entertaining. There is a separate kitchen with access into the conservatory, which enjoys pleasant views over the rear garden and provides additional versatile living space. The property benefits from two well proportioned double bedrooms, both featuring fitted storage, along with a family bathroom.

Externally the property boasts a generous driveway providing ample off road parking, a single garage, outbuilding used as a utility and a great size private rear garden - perfect for outdoor entertaining or those seeking outdoor space to further enhance or extend the property, subject to the necessary planning permissions.

This is a fantastic opportunity to acquire a well positioned home with outstanding potential in a desirable village location.

## Approach

The property is set back from the road behind the driveway and lawned fore garden with a pathway leading to the side entrance.

## Entrance Hallway

Welcoming entrance hallway with a built-in cupboard, a radiator and doors to the lounge diner, kitchen, two bedrooms and the shower room.

## Lounge Diner

14' 7" x 11' 5" max into alcove ( 4.45m x 3.48m max into alcove )

Spacious, light and airy lounge diner having a radiator and a double glazed window to front elevation.

## Kitchen

6' 6" x 10' 2" ( 1.98m x 3.10m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances, with a radiator and a door to the conservatory.

## Conservatory

11' 7" x 7' 4" ( 3.53m x 2.24m )

Consisting of UPVC and timber construction, with double glazed windows to side and rear elevations and a door to the garden.

## Bedroom One

11' 6" max into recess x 10' 4" to wardrobe ( 3.51m max into recess x 3.15m to wardrobe )

Double bedroom benefitting from two fitted wardrobes, a radiator and a double glazed window to rear elevation.

## Bedroom Two

7' max x 9' 10" ( 2.13m max x 3.00m )

Having a fitted cupboard, a radiator and a double glazed window to front elevation.

## Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to rear elevation.

## Outside

### Rear Garden

Good size and private garden, being mainly laid to lawn and fence enclosed with a patio area.

### Parking

Driveway to the front of the property.

## Garage

8' 8" x 17' 6" ( 2.64m x 5.33m )

Housing the central heating boiler and having power, light and double doors to front elevation???

## Outbuilding

3' 1" x 8' 8" ( 0.94m x 2.64m )

Used as a utility room comprising a radiator and providing space for a washing machine and tumble dryer.









**Floor Plan**

Total floor area 77.8 m<sup>2</sup> (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax Band: C

Tenure: Freehold

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