



, Warwick, CV35 7QU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE EARLY FEBRUARY -
DEPOSIT ALTERNATIVE AVAILABLE ***

Situated on the southern edge of this sought-after Warwickshire village, Lime Villas is a beautifully presented end-of-terrace, three-bedroom, three-bathroom, three-storey family home.

Sitting next to the Warwickshire Golf Club with its two 18-hole courses and health spa, the property offers a private setting with a shared main drive approach from Warwick Road. There is easy access to Warwick, Kenilworth, and the Midlands motorway network via the A46.

The property is full of character and comprises, in brief: canopy porch, spacious living room with wooden flooring and a gas-fired stove burner, and a good-sized, fully fitted breakfast kitchen with shaker cabinetry, which opens into the purpose-built dining/garden room.

To the first floor, there are two double bedrooms, with the main bedroom benefiting from an en-suite shower room, and a family bathroom with a full suite including a shower over the bath.

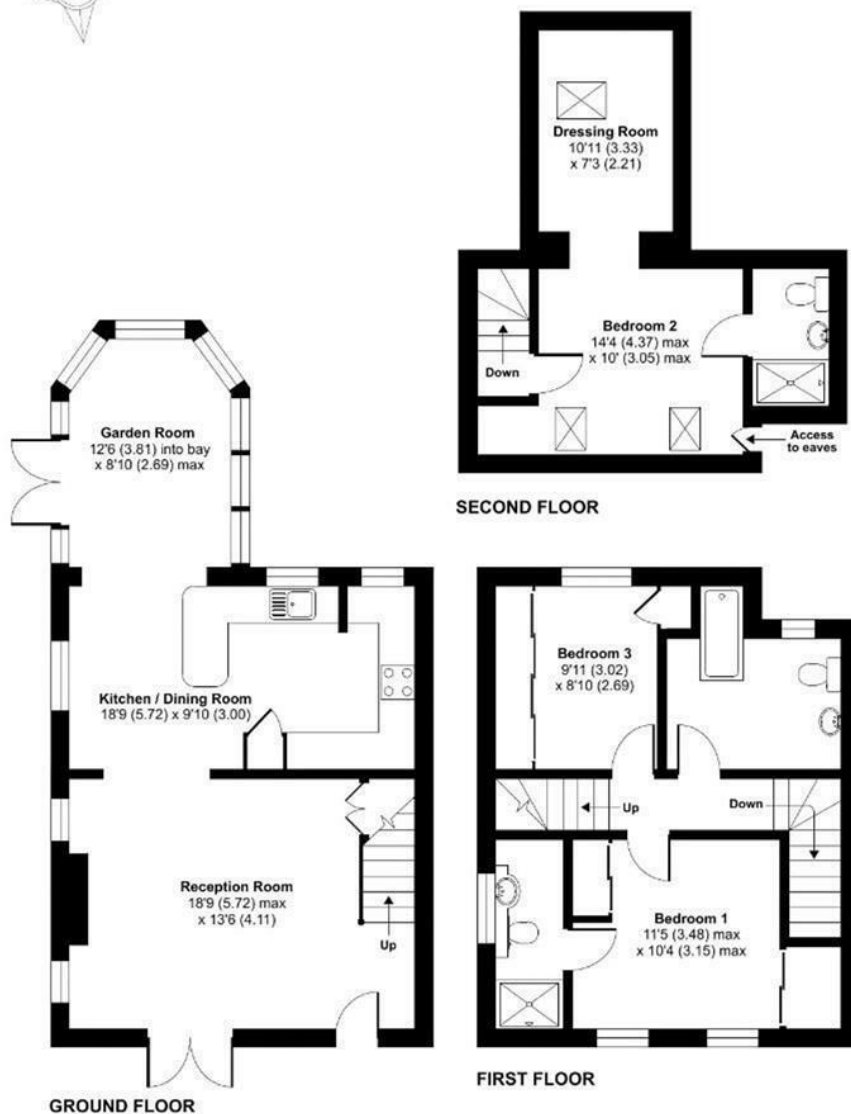
To the second floor is the third double bedroom with a dressing room/study area and en-suite shower room. Outside, very pretty landscaped gardens surround the property, with driveway parking and a detached garage. With parking for multiple cars, this home is offered UNFURNISHED. Energy Rating: C. Council Tax Band: F.







Approximate Area = 1285 sq ft / 119.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Sheldon Bosley Knight Ltd. REF: 895947

Key Features

- AVAILABLE EARLY FEBRUARY
- DEPOSIT ALTERNATIVE AVAILABLE
- Leek Wootton
- Three Bedrooms, Three Bathrooms
- Semi-Detached House
- Driveway Parking
- Single Garage
- Pretty Gardens
- Energy Rating C
- Council Tax Band F

£1,995 PCM