

**42 Leamington Road
Ryton On Dunsmore
COVENTRY
CV8 3FN**

Guide Price £275,000



- **TWO DOUBLE BEDROOMS**
- **GENEROUS SOUTH FACING REAR GARDEN**
- **GOOD ORDER THROUGHOUT**
- **EXTENDED SEMI DETACHED**

- **DOWNSTAIRS W.C.**
- **KITCHEN/DINER**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING D**

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A beautifully presented two-bedroom semi-detached home located in the picturesque village of Ryton-on-Dunsmore, nestled in the heart of Warwickshire, approximately 5.5 miles southeast of Coventry and 8 miles west of Rugby. In brief, the accommodation comprises; entrance hall, lounge, spacious kitchen/dining room, downstairs w.c. two bedrooms and a first floor shower room. This property also benefits from upvc double glazing, gas radiator heating, front and rear gardens and off road parking for three cars.

Surrounded by rolling countryside, it offers a peaceful rural setting with convenient access to nearby urban centres. The village boasts excellent transport links, sitting adjacent to the A45 dual carriageway—ideal for commuters. Known for its friendly, close-knit community and relaxed pace of life, Ryton-on-Dunsmore combines charm with practicality.

Local amenities include a Co-operative store, a hairdresser, a welcoming pub, a Chinese takeaway, and a well-used village hall that hosts community events. Nearby attractions enhance the village's appeal, including Ryton Pools Country Park and Brandon Marsh Nature reserve, and Ryton Organic Gardens, making the area ideal for nature lovers and gardening enthusiasts. St. Leonard's Church, a Grade II listed building dating back to the 12th century, is admired for its stunning architecture and stained glass windows. The Sports Connexion provides indoor courts, outdoor pitches, a gym, and fitness classes.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hall

Radiator. Stairs rising to first floor. Glazed door to:

Lounge

13'1" x 12'9" (4.00m x 3.91m)

Bay window to front aspect. Inset gas fire. Understairs storage cupboard with a window to side elevation. Glazed door to:

Kitchen / Dining Room

17'8" x 16'1" (5.40m x 4.92m)

Fitted with a range of base and eye level units. Sink and drainer unit with mixer tap over. AEG electric oven and hob with extractor over. Integrated dishwasher, washing machine, and fridge/freezer. Two radiators. Window to rear aspect. Two skylight windows. French doors opening to rear garden. Glazed door to:

Lobby

Door to downstairs w.c. Door opening onto drive.

Downstairs W.C.

With low level w.c. and wash hand basin. Heated towel rail. Window to rear elevation.

First Floor Landing

Window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

14'6" x 10'2" (4.42m x 3.11m)

Two windows to front. Radiator.

Bedroom Two

10'6" x 8'10" (3.21m x 2.70m)

Window to rear. Radiator.

Shower Room

With suite to comprise; Quadrant shower cubicle, low level w.c. and a pedestal wash hand basin. Airing cupboard with boiler and shelving. Heated towel rail. Window to rear.

Front Garden

Mainly laid to lawn with driveway providing off road parking. Pathway to entrance. Hedging and fencing to side boundaries. Double wrought iron gates give access to a further parking area. Rear entrance door and gated access to the rear garden.

Rear Garden

Mainly laid to lawn with patio area. Shed. Enclosed by timber fencing. Gated access to rear opening to fields. Southernly aspect.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D







GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

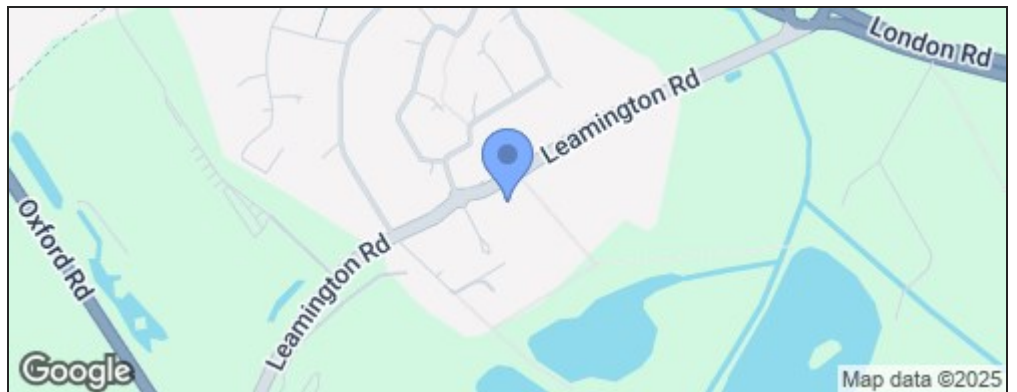
1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.