



Rugby Lane, Stretton On Dunsmore, Rugby

2 Bedroom Bungalow - Detached

£520,000



FOR SALE

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Located in the serene village of Stretton-On-Dunsmore, this charming detached bungalow on Rugby Lane offers a delightful retreat from the hustle and bustle of everyday life. Built in 1945, the property boasts a generous 1,001 square feet of living space, featuring three well-proportioned bedrooms and a comfortable reception room, perfect for relaxation or entertaining guests.

One of the standout features of this bungalow is its tranquil and extensive garden, which is both private, mature and herbaceous providing a sense of secrecy and hidden charms, an ideal spot for enjoying peaceful moments or hosting gatherings with family and friends. The garden truly serves as the focal point of the property, enhancing the overall appeal and inviting you to explore its many delights.

The bungalow's enviable position within the quiet village ensures a sense of community while still offering the privacy and tranquillity that many seek in a home. With its charming character and picturesque surroundings, this property is a must-see for anyone looking to embrace a peaceful lifestyle in a beautiful setting. Viewing is highly recommended to fully appreciate the unique charm and potential this bungalow has to offer.

Porch

Brick and UPVC construction with double glazed door and windows, lighting, quarry tiled flooring and double glazed door to entrance hall.

Entrance Hall

Radiator, thermostat control, access to storage cupboard and tiled flooring.

Living Room

Spacious room located at the rear of the property with double doors leading to the garden, there is dual aspect double glazed windows, brick fireplace and hearth, radiator and laminated flooring.

Bedroom One/Reception Room Two

Located to the front of the property with double glazed windows, radiators and tiled flooring.

Bedroom Two

Located to the front of the property, built-in double wardrobes including vanity unit, radiator and laminate flooring.

Bedroom Three

Located to the side aspect of the property, built-in double wardrobes, radiator and laminate flooring.

Shower Room

Double glazed window, wash basin set in vanity unit, enclosed shower cubicle with Triton T80 electric shower, low flush w.c., radiator and vinyl flooring. There is also a wall mounted storage cupboard.

Kitchen

Range of matching base and wall mounted units with under cupboard lighting to include Creda double oven, hob and extractor Belfast sink with mixer tap, double glazed window overlooking the garden, tiled to splashback areas, pantry with shelving and window and tiled flooring. Double glazed door leading to separate utility room.

Utility

Double glazed door and window to the rear aspect. Wall mounted cupboard, worktop including double drainer single sink unit and plumbing for washing machine and other appliances, radiator and tiled flooring. Door leading to cupboard housing Vaillant boiler.

Front Garden

Gated entrance, pebbled driveway, lawned garden and established borders.

Rear Garden

Tranquil, extensive and very mature garden offering a sense of secrecy and hidden charms. This garden really is the focal point of the beauty that the bungalow occupied most noticeably a very enviable position which has to be viewed to be fully appreciated.

Garage

Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Strictly via the agent Archer Bassett.



Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC