

Plott Lane, Stretton On Dunsmore

Guide Price £395,000

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Plott Lane, Stretton On Dunsmore, Rugby

Complete Estate Agents are proud to introduce this delightful detached house on Plott Lane, in the charming village of Stretton On Dunsmore, Rugby. The property offers a perfect blend of comfort and convenience. Spanning an impressive 1,248 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, with a fourth on the ground floor, providing ample space for families or those seeking a guest room or second home office. With two bathrooms, morning routines will be a breeze, ensuring privacy and comfort for all residents.

Outside, the property benefits from generous parking facilities, accommodating up to four vehicles, which is a rare find in this picturesque area. The surrounding village offers a tranquil lifestyle while still being within easy reach of Rugby's amenities, making it an ideal location for those who appreciate both peace and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a welcoming community, with the added advantage of spacious living and practical features.

Do not miss the chance to make this charming house your new home.

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 doctor's 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, an 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 stone's throw from the property provides services to Leamington, Rugby & Coventry.





Porch
Brick-built porch with a uPVC double-glazed entrance door, uPVC leaded bay window, timber internal French door, and matching window into the hallway.

Hallway

Living Room/Dining Room
uPVC double-glazed sliding patio doors to the garden. Wall lights, radiators, multimedia unit with LED electric fire place

Downstairs Bedroom
Door through to Study/Office, cloak room storage, and guest WC.

Study
With double glazed leaded window to the front and radiator

Cloak Room/Storage
Storage with a large, double-glazed window, and cupboard with shelving, new boiler. Door through to guest WC.

Guest WC
Low level flush toilet, vanity hand-basin unit with green bowl sink and chrome taps. Radiator and a leaded double glazed window.

Kitchen
Timber-built kitchen with white worktops, single bowl sink with drainer and mixer tap. Space for electric oven, space for and plumbing for washing machine and dishwasher. Double-glazed window overlooking the rear garden and leaded double-glazed door leading through to side alley.

Landing
Carpeted landing, timber doors to the three bedrooms and bathroom. Door to the airing cupboard

Bedroom One
Double bedroom to the front of the house with intergrated wardrobe. A uPVC window overlooking the front garden.

Bedroom Two
Double bedroom with uPVC double glazed windows overlooking the garden, built-in wardrobes, radiator.

Bedroom Three
Single bedroom with a uPVC double glazed window with a view of the garden & radiator.

Bathroom
Newly fitted shower, toilet, hand basin with vanity cupboard, tiled walls, heated towel radiator, and double glazed window.

Rear Garden
Lovely rear garden laid to lawn. A large patio and retaining stone wall. A further pathway leads to the garage door.

Garage
Brick built garage with timber roof, up-and-over door, electric & lighting.







Front & Parking
Large frontage laid to lawn, block paved drive, which has parking for 4 - 5 vehicles.

Kitchen Modification
New kitchen is being installed 1st-2nd June, please see below the following details:

-Wickes Shaker Style kitchen with ceramic sink

-'Ohio Grey' cabinets / doors
-Salento Stone Square Edge worktops
-Integrated dishwasher & fridge freezer
-New electric oven and hob
-Space for large free standing washing machine

Please not the renders are for illustration purposes only.





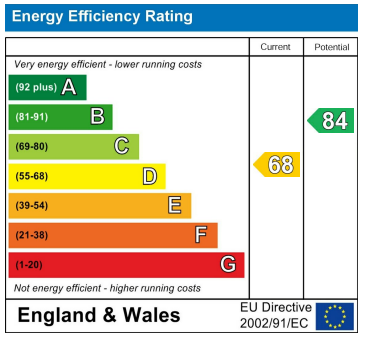


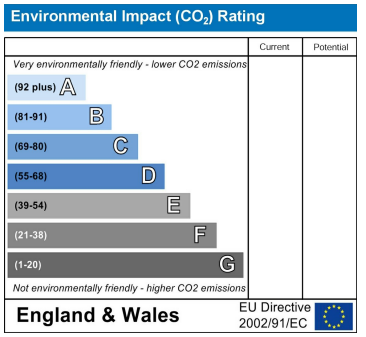


Total floor area: 121.6 sq.m. (1,309 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







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