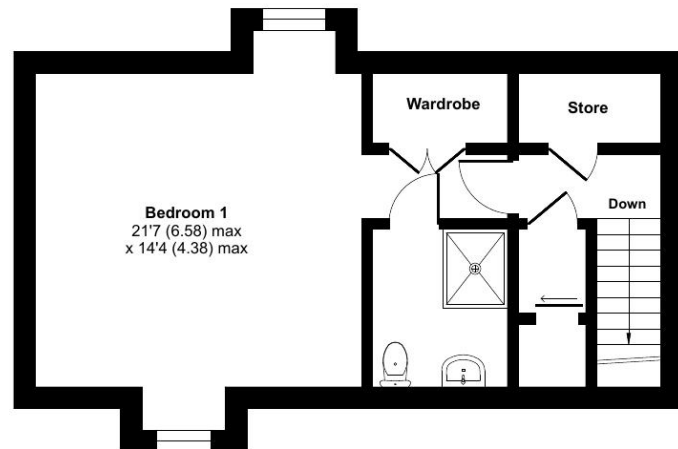
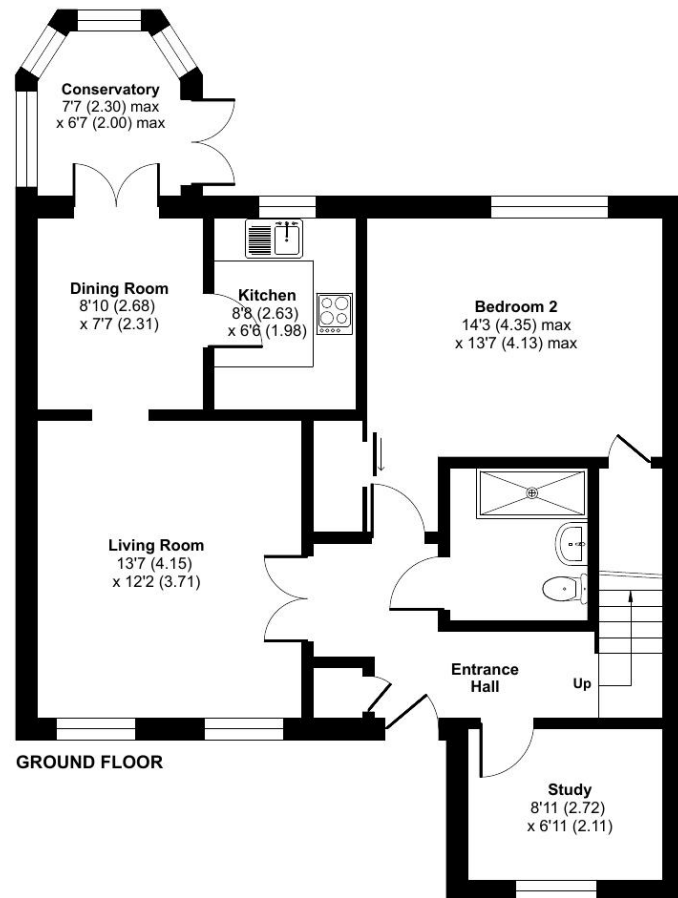


Lime Tree Village, Rugby, CV22

Approximate Area = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Lime Tree Village

RETIREMENT
VILLAGES

Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

17 COMPTON COURT



Tucked away in the south-eastern corner of the village, this beautifully modernised two-bedroom, two-bathroom dormer bungalow enjoys a sunny conservatory with lovely woodland views.



Bungalow



2 Bedrooms



2 Bathrooms



Conservatory

Key features:

- Moments away from the community facilities
- Woodland views
- Sunny Conservatory
- EPC Rating: C

Talk to the team today to find out more or to arrange a visit:

01788 211 799 | LimeTreeVillageSales@retirementvillages.co.uk

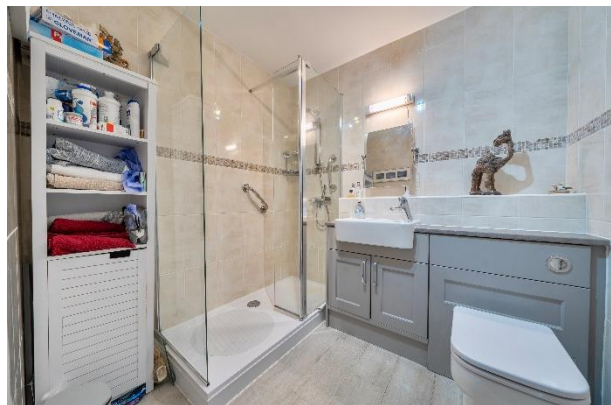


IRC | Integrated Retirement Community



£385,000

Leasehold*



Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

Lime Tree Village is situated midway between Dunchurch and Bilton. With our own walkway into the very well serviced village of Bilton, you have easy access to shops, a Post Office, cafés, and great pubs. Rugby, Coventry, and Birmingham are within easy reach if you need to get your fix of shopping, fine dining and exploring.

Amenities and features:

- Edwardian Cawston House
- Stunning grounds and allotments
- Restaurant and small convenience store
- Residents' Bar and Sunroom
- Snooker room and wellbeing centre
- A packed calendar of daily events
- Pets are more than welcome!

Tucked away in the south-eastern corner of the village, this beautifully modernised two-bedroom, two-bathroom dormer bungalow enjoys a sunny conservatory with lovely woodland views.

Upon entering, you are welcomed by a hallway with a convenient study space to the right of the front door. Opposite, there is a stylish wet room and a versatile room that can serve as either a spacious lounge or ground-floor bedroom, complete with under-stairs storage and a double built-in wardrobe.

Continuing through the hallway, glazed doors lead into a bright and airy lounge/diner, which flows seamlessly into the conservatory—an ideal spot to relax and enjoy the surrounding greenery. The kitchen is conveniently located just off the dining area. Upstairs, the property offers excellent additional storage, including a large storage cupboard and an airing cupboard housing the gas central heating water tank. The generous master bedroom features a built-in wardrobe, a private shower room, and dual-aspect windows that flood the space with natural light.

All of this is just a short two-minute walk from the main clubhouse at Lime Tree Village, where a range of social activities and community spaces are available to enjoy as part of everyday life.

