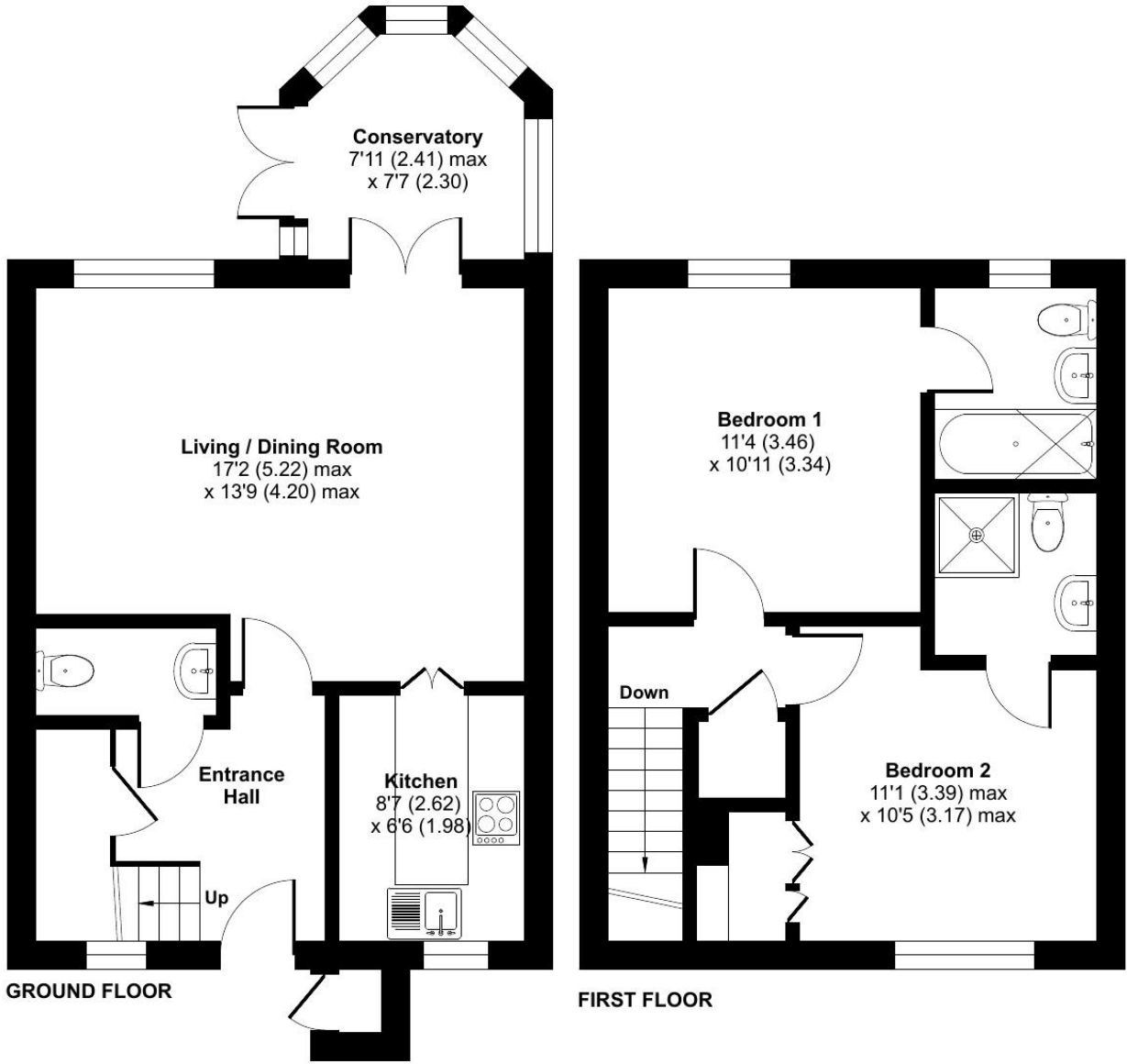


**Napton Court, Cawston, Rugby, CV22**

Approximate Area = 845 sq ft / 78.5 sq m  
For identification only - Not to scale



# Lime Tree Village

RETIREMENT  
VILLAGES

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

## 17 NAPTON COURT



*We are delighted to introduce you to a pretty 2 bedroom 2 bathroom cottage offering two ensuite bathrooms to the double bedrooms.*



Cottage



2 Bedrooms



2 Bathrooms



Conservatory

### Key features:

- Close proximity to private walkway to Bilton Village
- 2 double bedrooms both with ensuite
- Year round conservatory leading to own patio
- EPC Rating: C

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

01788 211 799 | LimeTreeVillageSales@retirementvillages.co.uk



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**£250,000**

**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!

Enjoying an easterly position on the village, overlooking green space we are delighted to introduce you to a pretty 2 bedroom 2 bathroom cottage offering two ensuite bathrooms to the double bedrooms.

Enter the spacious entrance hall with under stairs cupboard, and a convenient downstairs WC. Straight ahead into the Lounge/Dining space with ample room for comfortable furniture, off which you will find the kitchen including a Bosch washer/dryer, oven hob and hood as well as a Blomberg integrated fridge freezer, and slimline dishwasher.

The dining space leads to a bright snug conservatory overlooking the green space with French style doors open onto a paved patio area. Has a wall mounted heater to ensure year-round use. Back to the entry hall to the stairs leading to two double bedrooms; one with ensuite bathroom and the other with ensuite shower room and built in closet space.

