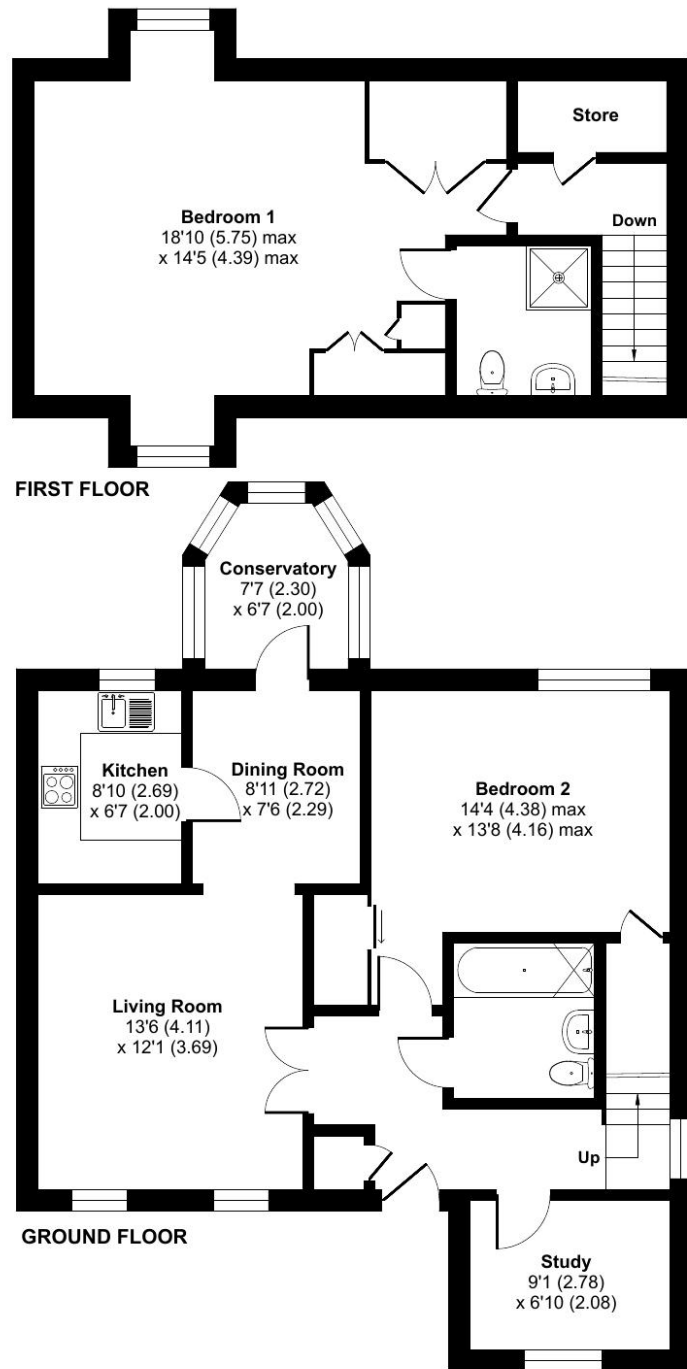


Napton Court, Lime Tree Village, Rugby, CV22

Approximate Area = 1211 sq ft / 112.5 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.

23 NAPTON COURT



A generous sized dormer bungalow in beautiful surroundings with South facing conservatory, boasting a backdrop of mature trees and seasonal planting leading to the Woodland walk.



Cottage



2 Bedrooms



2 Bathrooms



Conservatory

Key features:

- Mature woodlands and planting to South Facing rear view
- Two spacious bedrooms and a small study
- Emergency response alarm in the property monitored 24/7
- 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



£380,000

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!

A generous sized dormer bungalow in beautiful surroundings with South facing conservatory, boasting a backdrop of mature trees and seasonal planting leading to the Woodland walk. This property is updated and offers a small study off the entrance hall, a spacious downstairs bedroom, and full bathroom. Glazed doors leading into the lounge/dining space and further out to the conservatory. The kitchen is modern, and fully fitted with NEFF oven, microwave, dishwasher and Hood - Beko washing machine, and Hotpoint Fridge/freezer.

Upstairs in this property you will notice an abundance of storage in the cupboards and closet for the water tank allowing easy indoor clothes drying.

Enter the generous principal bedroom with its ensuite shower room and built in double wardrobe space. Double aspect windows draw in the light and offers pretty views.

