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Leamington Road  
Ryton On Dunsmore CV8 3FN

# Leamington Road

## CV8 3FN

Situated in the heart of the popular village of Ryton-on-Dunsmore, this deceptively spacious five-bedroom mid-terrace property offers flexible accommodation arranged over three floors, making it an ideal home for growing families.

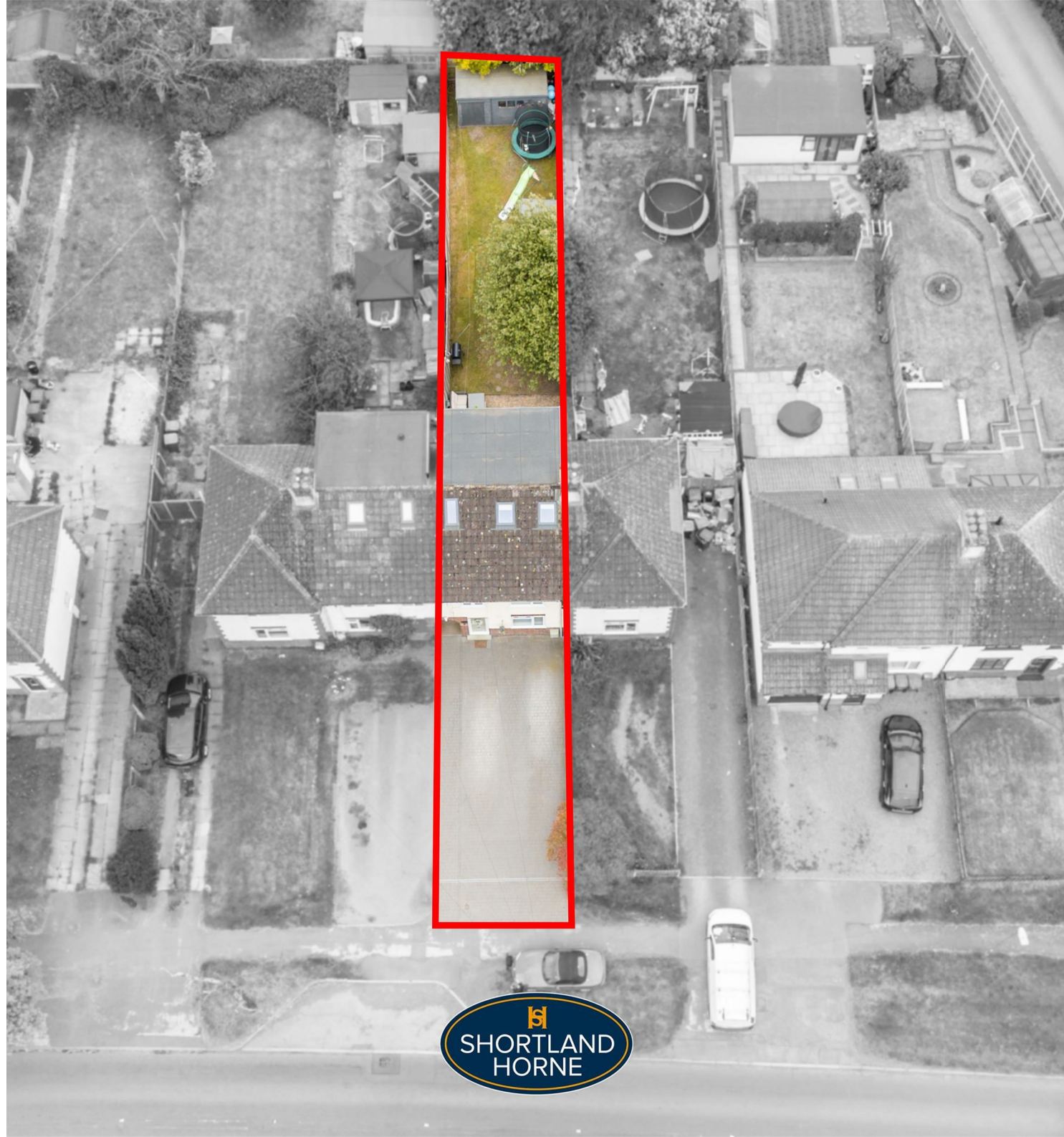
The property is approached via a private driveway providing convenient off-road parking. Upon entering, a welcoming entrance hallway leads through to a generous living room, offering an excellent space for relaxation and family gatherings. To the rear, the well-proportioned kitchen provides ample space for cooking and dining while enjoying views over the garden.

The first floor comprises three bedrooms and a spacious family bathroom, while the second floor provides two further bedrooms, creating versatile accommodation suitable for larger families, guest rooms, home offices or hobby spaces.

One of the standout features of this home is the impressive rear garden. Generous in size and thoughtfully arranged, it offers a wonderful outdoor environment for families, with plenty of space for children to play, outdoor entertaining and summer gatherings. The garden provides a safe and enjoyable space that can be appreciated by all ages.

Further enhancing the property's appeal is a detached outbuilding, currently configured as a treatment room, offering excellent flexibility as a home office, gym, studio, games room or guest accommodation. The property also benefits from a large garden shed with electric which provides ample storage.

Conveniently located close to local amenities, well-regarded schools, countryside walks and excellent transport links to Coventry, Rugby, Leamington Spa and the surrounding motorway network, this substantial family home combines space, practicality and village living in a highly desirable location.

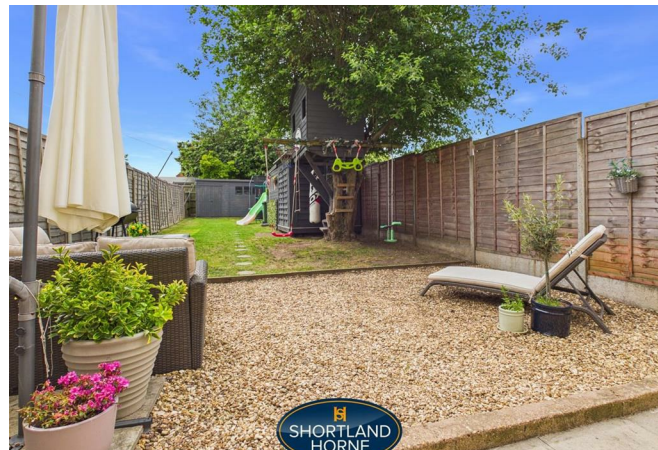


selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hallway  
0.76m x 1.68m

Living Room  
3.81m x 4.52m

Kitchen  
5.56m x 2.21m

### FIRST FLOOR

Bedroom  
2.92m x 3.66m

Bedroom  
3.07m x 2.18m

Bedroom  
2.41m x 1.91m

### SECOND FLOOR

Bedroom  
4.88m x 2.64m

Bedroom  
3.00m x 2.18m

### OUTSIDE

Office Space  
1.70m x 2.87m

Garden Shed  
4.88m x 2.44m

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# Floor Plan



Total area: 1006.00 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

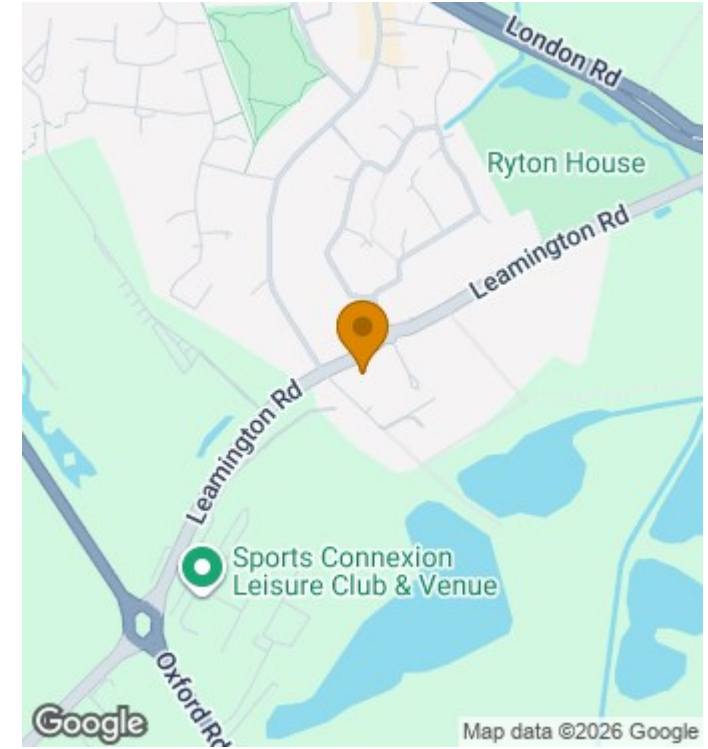
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

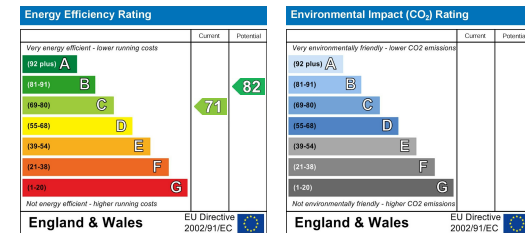
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



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