



16 LINCOLN DRIVE

Offers Over £340,000 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1BS



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom detached family home located on the popular Houlton development. The property is built by David Wilson Homes to The Fairway design and is of standard brick built construction with a tiled roof and benefits from all mains services being connected and has the remaining NHBC certificate.

The property is within walking distance of The Old Station Nursery and there is further excellent schooling for all ages. Houlton boasts a range of additional facilities to include the popular David Lloyd Gym, co-working space, the Tuning Fork Cafe, Houlton Paddle Bistro and Pizzeria, Co-Op supermarket and there are local parks, nature walks and nearby allotments to enjoy.

There is convenient access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a useful under stairs storage cupboard, stairs rising to the first floor landing and door off to a ground floor cloakroom/w.c. fitted with a low level w.c. and pedestal wash hand basin. The lounge and kitchen/dining room both have double doors opening onto the rear garden. The modern kitchen/dining room is fitted with a four ring gas hob with extractor over; built in oven and integrated dishwasher; fridge/freezer and washer/dryer.

To the first floor; the landing gives access to the master bedroom which has a door through to a part tiled en-suite shower room fitted with a double shower enclosure, low level w.c. and pedestal wash hand basin. There are two further well proportioned bedrooms. The contemporary part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over; low level w.c. and pedestal wash hand basin.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, the property is situated on a corner plot with a driveway to the side providing off road parking for two vehicles and has gated pedestrian access into the landscaped rear garden. The rear garden is enclosed by timber fencing to the boundaries, is predominantly laid to lawn with a planting areas and has a patio area to the immediate rear of the property.

Early viewing is highly recommended to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 94 m² (1011 ft²).

AGENTS NOTES

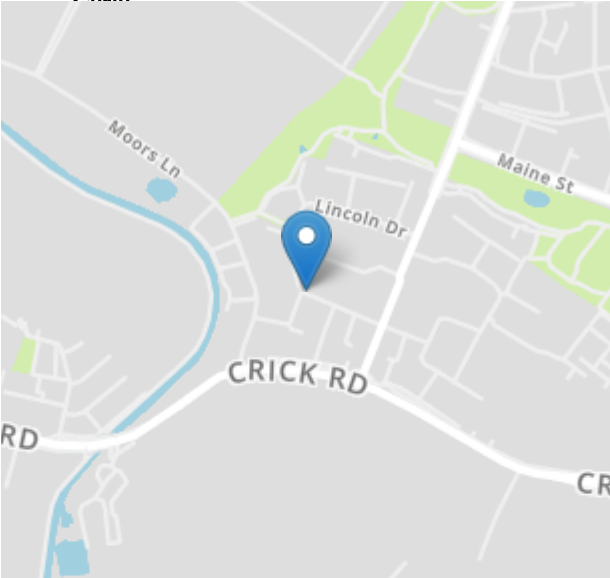
Council Tax Band 'D'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///cushy.factually.guests

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern Three Bedroom Detached Family Home in Sought After Residential Location**
- **Close Proximity to Leisure Facilities, Schooling and Amenities**
- **Lounge with French Doors to Rear Garden**
- **Kitchen/Dining Room with Appliances and French Doors to Rear Garden**
- **Ground Floor Cloakroom/W.C., First Floor Family Bathroom and En-Suite to Master Bedroom**
- **Upvc Double Glazing, Gas Fed Central Heating to Radiators and Remaining NHBC Certificate**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

9' 10" x 9' 9" (3.00m x 2.97m) 9

Lounge

17' 8" x 10' 0" (5.38m x 3.05m)

Kitchen/Dining Room

19' 3" maximum x 17' 6" (5.87m maximum x 5.33m)

Ground Floor Cloakroom/W.C.

4' 8" x 3' 4" (1.42m x 1.02m)

First Floor

Landing

12' 9" x 10' 9" (3.89m x 3.28m)

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

En-Suite Shower Room

7' 0" x 5' 4" (2.13m x 1.63m)

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

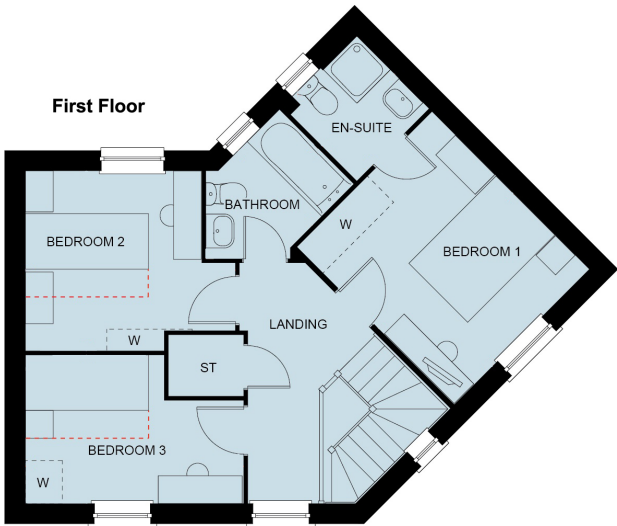
Bedroom Three

11' 7" x 6' 11" (3.53m x 2.11m)

Family Bathroom

8' 7" x 5' 6" (2.62m x 1.68m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.