



Lee Drive, Houlton, Rugby, CV23 1AG



GUILD HOUSE
Estate Agents



Guild House estate agents are delighted to offer for sale this gorgeous detached family home situated on the new Houlton development. Built by Messrs Davidson Homes to their Ford design approximately 7 years ago. Houlton is perfectly positioned for easy access into Hillmorton and Crick villages, Rugby and Daventry town centres are a short drive away and you are only a few minutes from major commuter network motorway links such as M1/M6/A5. The growing development benefits from a health centre, childrens playground, supermarket, established primary and secondary schools, and of course the ever popular 'Tuning Fork' restaurant is on your doorstep.

This fantastic property is presented in good condition having been well maintained by the current owners from new. In brief the accommodation comprises: entrance hallway with cloakroom/w.c, spacious lounge with feature bay window and a stunning kitchen/diner with French doors leading onto the garden and handy utility room. The kitchen has been fitted with mid grey contemporary style units, including integrated fridge/freezer, dishwasher, built in oven, gas hob and extractor.

To the first floor a spacious landing leads off to a well proportioned master bedroom with en suite shower room and built in wardrobes. There are two further double bedrooms and completing the first floor is a spacious family bathroom.

Externally the landscaped rear garden is fully enclosed and mainly laid to lawn with paved patio area and secure gated access to the driveway and front of the single sized garage.

This fantastic home must be viewed to fully appreciate all it has to offer.

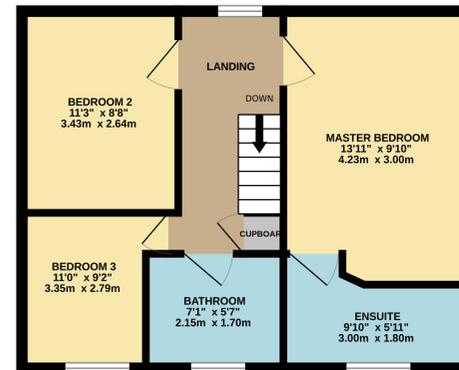
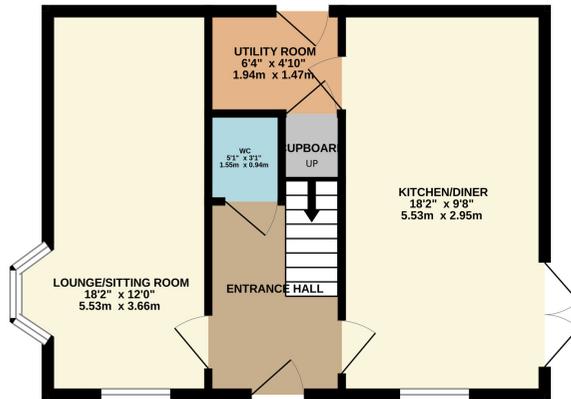


- HOULTON DEVELOPMENT
- SPACIOUS KITCHEN/DINER
- UTILITY AND GROUND FLOOR W.C
- LARGE LOUNGE WITH BAY WINDOW
- LANDSCAPED REAR GARDEN
- MASTER BEDROOM WITH ENSUITE AND BUILT IN WARDROBES
- DETACHED
- 3 DOUBLE BEDROOMS
- EPC - B
- POPULAR LOCATION



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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