



40 COWLEY MEADOW WAY Guide Price £590,000 Freehold

CRICK  
NORTHAMPTON  
NN6 7TY



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 substantial five bedroom detached property which has had the double garage converted into a one bedroom self contained annexe. The property is of standard brick built construction with a tiled roof and has the benefit of all mains services connected.

Crick is a village in Northamptonshire and is close to the border of Warwickshire, six miles east of Rugby and 14 miles northwest of Northampton. There are a range of amenities within the village to include a Post Office , Co-Op, three public houses, St Margaret's Church and a well regarded primary school.

There is easy commuter access to the surrounding M1, A5, A428 and A14 road and motorway networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The versatile accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing, lounge with French doors opening onto the rear garden, separate dining room and ground floor cloakroom/w.c. The modern kitchen/family room is fitted with a five ring gas hob, double oven and has integrated appliance to include a dishwasher, fridge and freezer. There is a breakfast bar and central island with French doors opening onto the rear garden and a further door into the separate utility room. The utility room has a fitted automatic washing machine and space for a tumble dryer.

To the first floor, the landing has stairs rising to the second floor and gives access to the master bedroom which has fitted wardrobes and an en-suite bathroom fitted with a five piece white suite to include a panelled bath, low level w.c., bidet, double sinks and a fully tiled shower cubicle. There is a useful large airing cupboard in the bathroom accessed via double doors. Bedroom two has fitted wardrobes and an en-suite shower room fitted with a three piece white suite to include a shower enclosure, low level w.c. and vanity unit with inset wash hand basin. There is a further bedroom and a family bathroom fitted with a four piece white suite to include a fully tiled shower enclosure, panelled bath, low level w.c. and wash hand basin.

To the second floor, there is a good sized landing with Velux windows and doors off to two further bedrooms and a shower room fitted with a shower enclosure, low level w.c. and wash hand basin.

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

Externally, the double garage has been converted into a one bedroom self contained annexe benefitting from its own central heating system and has a kitchenette with four ring electric hob, oven and fridge freezer. There is a lounge area with separate bedroom and shower room. To the front of the property is a fore garden with slate borders and enclosed by railings and a driveway offering ample off road parking and leading to the self contained 'Wendy House' annexe. The enclosed and private rear garden has paved patio areas to the immediate rear which offer an ideal al fresco dining/entertaining space with the remainder of the garden laid to lawn.

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

Gross Internal Area: approx. 193 m² (2077 ft²).

AGENTS NOTES

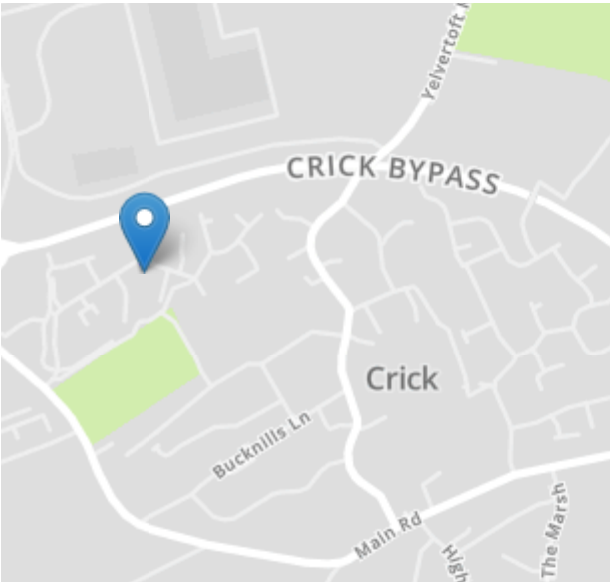
Council Tax Band 'G'.  
What3Words: ///bombard.mess.exploring

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 Substantial Five Bedroom Detached Property with Separate One Bedroom Self Contained Annexe in Picturesque Village Location**
- **Lounge, Separate Dining Room and Ground Floor Cloakroom/WC.**
- **Kitchen/Family Room with Separate Utility Room and Integrated Appliances**
- **Five Piece En-Suite Bathroom to Master Bedroom and Further Three Piece En-Suite to Bedroom Two**
- **First Floor Family Bathroom with Four Piece Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Converted Double Garage and Ample Off Road Parking**
- **Early Viewing is Considered Essential and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

**Entrance Hall**  
15' 7" x 6' 7" (4.75m x 2.01m)  
**Lounge**  
24' 2" into bay x 11' 5" (7.37m into bay x 3.48m)  
**Dining Room**  
11' 5" into bay x 10' 5" (3.48m into bay x 3.17m)  
**Kitchen/Family Room**  
22' 5" x 10' 5" (6.83m x 3.17m)  
**Utility Room**  
6' 6" x 6' 0" (1.98m x 1.83m)  
**Ground Floor Cloakroom/WC.**  
4' 9" x 3' 1" (1.45m x 0.94m)  
**First Floor**

**Bedroom One**  
21' 5" maximum x 10' 5" (6.53m maximum x 3.17m)  
**En-Suite Bathroom**  
10' 6" maximum x 10' 5" (3.20m maximum x 3.17m)  
**Bedroom Two**  
12' 11" x 11' 6" (3.94m x 3.51m)  
**En-Suite Shower Room**  
6' 6" x 5' 7" (1.98m x 1.70m)

**Bedroom Five**  
11' 6" x 8' 9" (3.51m x 2.67m)  
**Family Bathroom**  
10' 2" maximum x 5' 5" maximum (3.10m maximum x 1.65m maximum)  
**Second Floor**

**Landing**  
11' 9" maximum x 10' 2" (3.58m maximum x 3.10m)  
**Bedroom Three**  
19' 5" maximum x 11' 5" (5.92m maximum x 3.48m)  
**Bedroom Four**  
10' 8" x 10' 4" maximum (3.25m x 3.15m maximum)  
**Shower Room**  
6' 0" x 4' 4" (1.83m x 1.32m)  
**Externally**

**Wendy House Annexe (Converted Garage)**  
19' 3" x 11' 0" maximum (5.87m x 3.35m maximum)  
**Shower Room**  
6' 1" x 5' 4" (1.85m x 1.63m)  
**Bedroom One**  
13' 6" x 8' 8" (4.11m x 2.64m)

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.