



Muirhead Rise, Holuton, Rugby, CV23 1BE



**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 Morris Homes to their Davenham design approximately 6 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 excellent 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. The kitchen has been fitted with mid grey 'shaker' style units, including integrated fridge/freezer, dishwasher, washing machine, and 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. There are two further good sized bedrooms and completing the first floor is a spacious family bathroom.

Externally the rear garden is larger than average for a property of this age, fully enclosed and mainly laid to lawn with paved patio area and additional space behind the garage which is ideal for childrens garden toys or maybe a hot tub! There's 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.



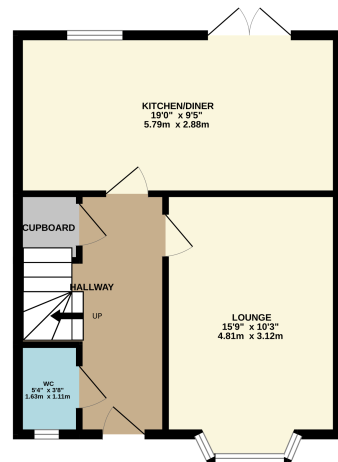


- HOULTON
- 4 YEARS REMAINING ON NHBC WARRANTY
- THREE GOOD SIZED BEDROOMS
- DETACHED
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- KITCHEN/DINER WITH DOORS ONTO THE GARDEN
- LARGE LIVING ROOM
- LARGER THAN AVERAGE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC - B

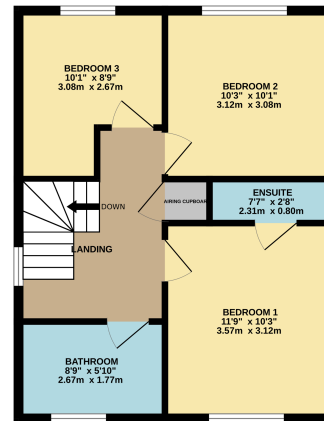




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 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.