

**39 Maine Street
Houlton
RUGBY
CV23 1AS
£315,000**



- **THREE BEDROOM**
- **KITCHEN DINING ROOM**
- **ENCLOSED REAR GARDEN**
- **VIEWES OF THE PARK**
- **MODERN SEMI DETACHED**
- **OFF ROAD PARKING**
- **CLOSE TO LOCAL AMENITIES**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached family home built by Morris Homes to their 'Didsbury' Design and located on the highly regarded Beacons development at Houlton. The property is finished to a high specification with, a fully fitted kitchen with integrated appliances, gas central heating, upvc double glazing, a car port, a driveway providing off road parking, and gardens to the front and rear. The property is situated in an enviable position with views across Houlton Park.

In brief, the accommodation comprises; entrance hall, cloakroom/w.c. kitchen/dining room and lounge to the ground floor. To the first floor consists of, master bedroom with an ensuite shower room, two further double bedrooms, and a family bathroom.

Located conveniently for commuters with easy access to the region's central motorway networks (M1/M6 and M45) and only a ten-minute drive from the town centre where Rugby Railway station operates mainline services to London Euston. Houlton has local shops and amenities, including a highly regarded restaurant, primary and secondary schools, and the David Lloyd Club gym.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hall

Radiator. Connecting doors to:

Cloakroom / WC

With low level w.c., wall mounted corner wash hand basin. Radiator. Opaque window to front elevation.

Lounge

19'1" x 15'8" maximum (5.84 x 4.8 maximum)

Window to front aspect. Two radiators. Television and media point. Understairs storage cupboard. Stairs rising to first floor landing. Opening through to:

Kitchen / Diner

9'2" x 15'8" (2.8 x 4.8)

Kitchen Area

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel one and a half bowl sink and drainer unit. Electric oven. Gas hob with extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Window to rear aspect. Recessed spotlights.

Dining Area

French doors opening to rear garden. Radiator.

First Floor Landing

Access to loft storage space. Storage cupboard. Radiator. Connecting doors through to:

Bedroom One

11'4" x 9'2" (3.47 x 2.81)

Window to rear aspect. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; low level w.c. pedestal wash hand basin and double shower cubicle with mixer shower. Coordinating part tiled walls. Extractor fan. Radiator. Recessed spotlights.

Bedroom Two

12'11" x 9'2" maximum (3.95 x 2.81 maximum)

Window to front aspect. Radiator.

Bedroom Three

7'4" x 7'2" (2.24 x 2.19)

Window to front aspect. Radiator.

Family Bathroom

With suite to comprise panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Coordinated part tiled walls. Recessed spotlights. Radiator. Extractor. Opaque window to rear elevation.

Rear Garden

Low maintenance garden. Paved patio area adjacent to the property. Further paved patio area. Area laid to artificial grass. Timber panel fencing and brick walls to boundaries. Personal door to carport.

Front Garden

Pathway to entrance. Artificial grass. Shrubs. Off road parking for three vehicles. Access to car port.

Agents Note

Local Authority: Rugby

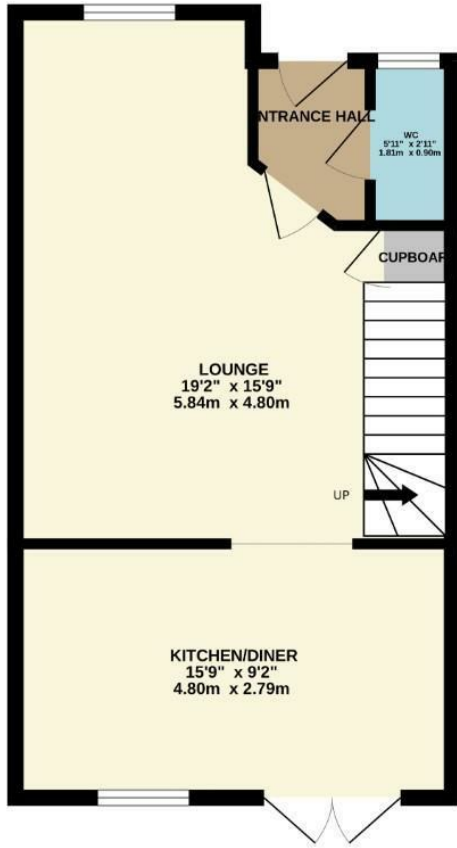
Council Tax Band: C

Energy Efficiency Rating: B

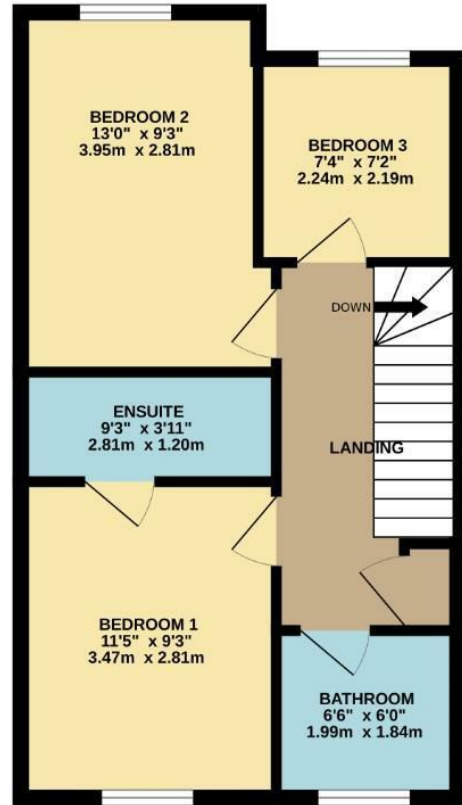




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



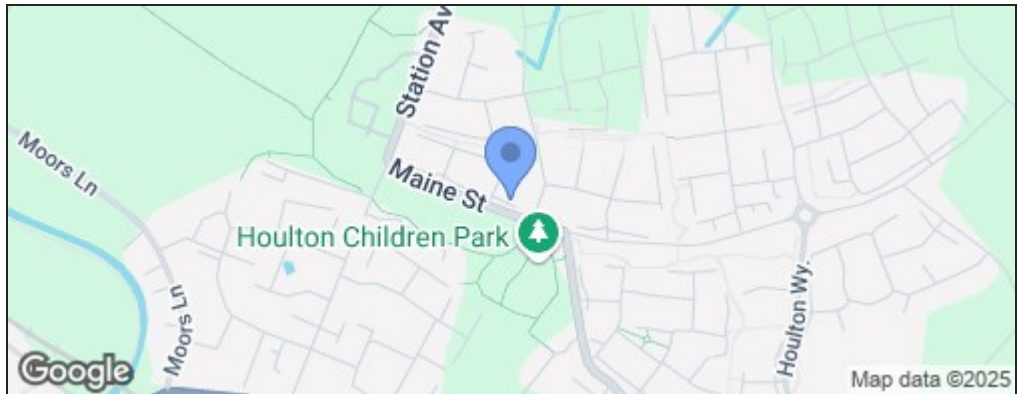
1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.