



Howkins Road, Crick
Guide Price £440,000

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Howkins Road, Crick, Northampton

Complete Estate Agents are pleased to offer for sale this spacious four bedroom detached property situated in the village of Crick. The property was built by Barratt Homes in 2017 to their popular 'Cambridge' design. This lovely home is well presented throughout and has a wonderful landscaped rear garden. The property benefits from gas central heating, upvc double glazing and 6 years remaining on the NHBC guarantee. The accommodation briefly comprises of Entrance Hall, Study, Lounge, Snug, Kitchen / Breakfast Room, Utility Room, Cloakroom, Main Bedroom with En suite and three further bedrooms, Family Bathroom, Detached Garage and landscaped Rear Garden. Call 01788 550800 to book your viewing.

Entrance Hall

Entered via glazed door Storage cupboard. Vinyl flooring. Doors to

Study 7'4" x 7'1" (2.26m x 2.16m)

Ethernet cabling. Telephone point. Radiator. Window to front.

Cloakroom

Low flush WC. Wash hand basin. Radiator. Extractor.

Lounge 12'1" x 18'4" (3.69m x 5.59m)

Upvc bay window to front. Radiator. Ethernet point. TV and phone point. Door to

Snug / Dining Room 10'10" x 9'4" (3.31m x 2.85m)

Described as a dining room in the original sales brochure but currently used as a snug over looking the garden. Radiator. Double glazed doors to rear.



Kitchen / Dining Room 8'9" x 10'4" / 8'1" x 12'7" **(2.67m x 3.16m / 2.48m x 3.85m)**

Fully fitted kitchen area in white gloss units with base cupboards and drawers. One and a half bowl stainless steel sink unit. Electric fan assisted oven with gas hob and extractor above. Eye level units with tiled splash areas. Recess for a dishwasher. Space for an upright fridge freezer. Window to rear.

Dining Area . Radiator. TV and Ethernet point. Glazed doors to rear.

Utility Room

Range of base cupboards and drawers. Eye level units. Extractor. Plumbing for an automatic washing machine. Cupboard housing gas central heating boiler which serves domestic hot water and radiator throughout. Door to side.

First Floor Landing

Access to loft space. Airing cupboard. Doors to

Bedroom One 11'8" x 12'7" (3.57m x 3.85m)

Radiator. Ethernet point. Window to front aspect. Door to

En Suite

Fully tiled walk in shower with glazed sliding screen. Fitted power shower. Low flush wc. Wash hand basin. Extractor. Radiator. Window to front.

Bedroom Two 12'4" x 14'2" (3.76m x 4.33m)

Radiator. Built in cupboard. Window to front aspect.

Bedroom Three 10'4" x 11'0" (3.15m x 3.37m)

Radiator. Window to rear

Bedroom Four 9'8" x 10'4" (2.96m x 3.16m)

Radiator . Window to rear.

Family Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower over and glazed screen. Tiled splash. Extractor. Radiator. Window to rear.

Rear Garden

Patio which extends the width of the property with a brick and oak work surface for al fresco dining. Timber pergola with a lawned area with shrub borders. Fully enclosed by timber fencing.



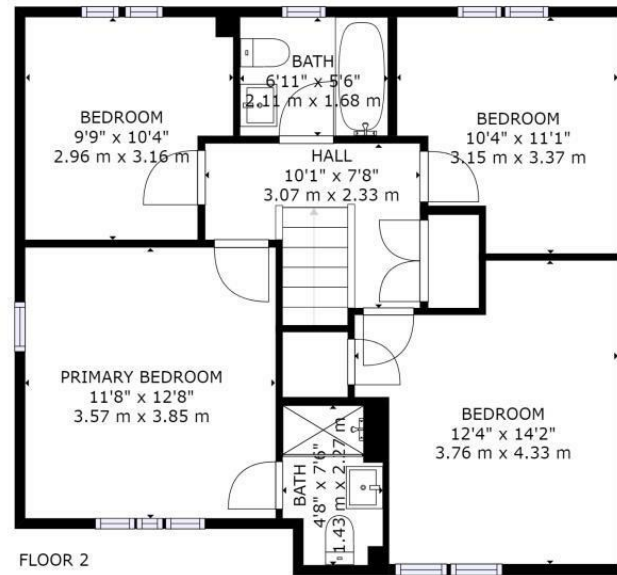
Garage

Entered via up and over steel door. Power and light connected. Parking for two vehicles.

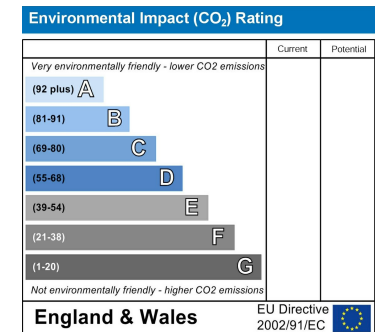
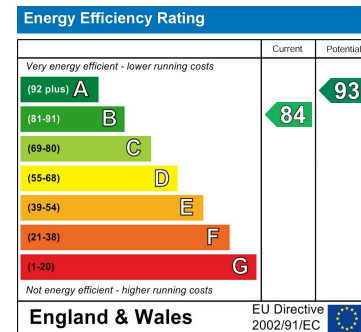
About Crick

Crick is a village set in the pleasantly rolling countryside of Northamptonshire and yet close to good communications to major UK cities. It has a growing population approaching

2,000 and a history stretching back to the Doomsday Book. The village is set on the Grand Union Canal and has a large marina where the famous annual Crick Boat Show is held. Crick also has a well-regarded primary school and a fine church housing a rare church organ, restored in 2009 with help from the National Lottery Heritage Fund. The church building has also been repaired and restored in 2011, thanks to help from English Heritage



GROSS INTERNAL AREA
 FLOOR 1: 736 sq. ft, 68 m², FLOOR 2: 682 sq. ft, 63 m²
 TOTAL: 1418 sq. ft, 132 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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