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 2 James Watt Close, Daventry NN11 8RJ

# campbells

of Crick












4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



## 18 COLEMAN CLOSE

CRICK, NN6 7GB

-  Energy Efficient Property (EPC: B) With Mains Gas Central Heating
-  Modern Kitchen/Dining/Family Room and Spacious Lounge
-  Parking For Three Vehicles and Single Garage
-  Four Double Bedroom Detached Property
-  Highly Sought After Village Location Of Crick
-  En-suite to Bedroom One
-  Convenient Utility Room
-  Desirable Cul-De-Sac Location
-  Private Downstairs Study

### LOCAL PROPERTY EXPERT JAMIE CAMPBELL



 01327 878 926

 07812 063 515

 [jamie@campbell-online.co.uk](mailto:jamie@campbell-online.co.uk)

We are so pleased the sellers of our new home chose Campbells to sell their home. From day one they have been fantastic. Jamie was very personable and easy going while giving us the tour of the house and gave us plenty of time to take in the features of the house. He was also informative about the process once we put in our offer as to the next steps. From here Sian was our main contact for the buying process. We ended up having a difficult sale of our own and I genuinely believe the whole chain didn't crumble due to the tenacity, eye for detail and management of the process displayed by Sian. We are so grateful to her, for all she has done. If we were ever in the situation where we were to sell again, Campbells would absolutely be our first choice agents, and we will be recommending them to everyone. Thank you for making our new home possible.

**NAME:** Cassy and Martyn, Crick - 16th April  
**ABOUT:** Jamie and Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



## LOCATION

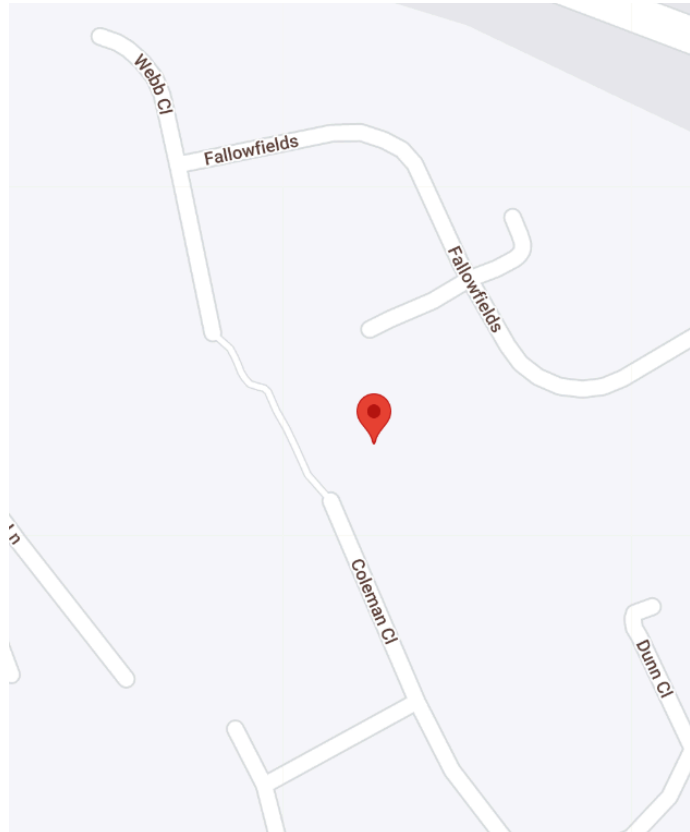
The property is located in the popular Fallowfields development in Crick village. Crick is a sought-after village with a vibrant community spirit and this property is just a short walk from all local amenities. It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal. You also have a local Co-op, Post Office and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way!) Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group. A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles. Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School. Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham.



**With approximately 1,400 sq.ft of internal space, this is a fantastic family home that sits very close to the centre of the family friendly village of Crick.**

With the local primary school and various other amenities just a short walk away, this property is not only large and very well presented, but extremely practical with its location too. It is also tucked away in the corner of a cul-de-sac making it more secluded and family friendly. Built by Messrs. David Wilson Homes, the property overall is in immaculate condition and finished with a lovely modern taste. It is around 8 years old. As most modern and contemporary properties are, this property is very energy efficient with the EPC showing a B rating. There is mains gas central heating and UPVC double glazed windows. This lovely home benefits from a large 27ft open plan living space to the rear which incorporates the kitchen, dining area and family room. The kitchen has integrated appliances including a dishwasher, fridge/freezer, induction hob and oven. It is certainly the heart of the home with plenty of room to have a dining room table and separate lounge area.

It has a beautiful box window and French doors leading out to the private rear garden which is mostly laid to lawn with a decking area. The mature trees help to make the garden private. Overall a fantastic size. The property also boasts a generously sized lounge and downstairs study (currently used as a cloakroom.) There is also a Utility Room, Downstairs WC / Cloakroom and plenty of storage including a cupboard next to the front door for your coats and shoes and an under stairs cupboard in the kitchen. The hallway itself is a fantastic size which contributes to the overall spacious feeling about the house. Upstairs you have four double bedrooms providing ample space for the entire family with bedroom one benefiting from an en-suite. There is also a modern family bathroom. The property comes with a single detached garage with enough space in front to park three vehicles. The garage is attached to next door's garage which we have tried to identify in one of the photos.



**Council Tax: Band F EPC: Rating B**

*'This exceptional family home offers a rare opportunity to enjoy contemporary living in a beautiful village setting.'*