



27 Maine Street

Houlton, Rugby, CV23 1AS

**Guide price £365,000**

**PRINCIPAL BEDROOM WITH ENSUITE - LARGE DINING KITCHEN TO REAR - LANDSCAPED REAR GARDEN - FULLY BOARDED LOFT BY INSTALOFT WITH PULL DOWN LADDER**



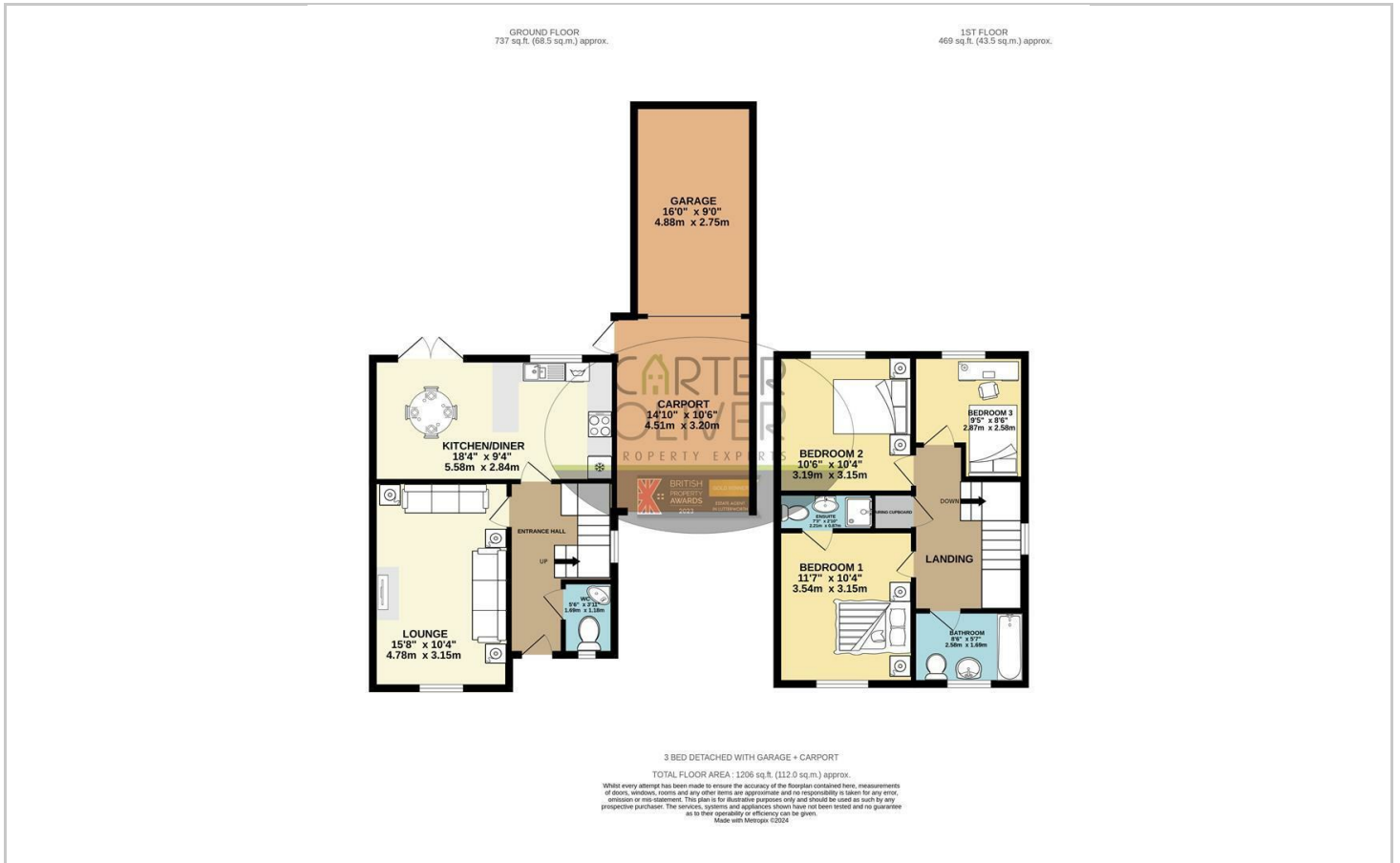
**Description**  
 MORRIS DAVENHAM DESIGN ON A PRIVATE DRIVE SET BACK FROM THE HUSTLE and BUSTLE of MAINE STREET, HOULTON - LESS THAN A 15 MINUTE WALK TO HOULTON SCHOOL - This FABULOUS HOME has been TASTEFULLY DECORATED and is PRESENTED in an AS NEW CONDITION with IMPROVEMENTS including INSTALOFT FULLY BOARDED LOFT WITH PULL DOWN LADDER, LANDSCAPED REAR GARDEN, new CARPETS and REDECORATED IN MOST ROOMS. This home BENEFITS from having a wide 3 CAR TANDEM DRIVEWAY with CARPORT TO HALF and a SINGLE GARAGE to the REAR. There is a GREAT SIZED LOUNGE to the FRONT of the home with a LARGE DINING KITCHEN with INTEGRATED APPLIANCES across the REAR with PATIO DOORS leading directly onto the 1ST PATIO. The 1st Patio then leads through the TWO LAWNS and to the REAR of the GARDEN where there is ANOTHER PATIO which EXTENDS to the back of the garage giving you a PRIVATE OUTDOOR ENTERTAINING SPACE. If you are looking for a MOVE IN READY HOME without the SNAGGING of a NEW BUILD.

- HOULTON SCHOOL LESS THAN 15 MIN WALK
- 3 GOOD BEDROOMS - PRINCIPAL WITH ENSUITE SHOWER
- LARGE FRONT LOUNGE - OPEN PLAN DINING KITCHEN TO REAR
- LANDSCAPED REAR GARDEN WITH 2 PATIO AREAS
- FREEHOLD - COUNCIL TAX BAND - D / EPC - B
- MORRIS DAVENHAM DESIGN EXECUTIVE DETACHED
- INSTALOFT RAISED BOARDING FITTED WITH PULL DOWN LADDER
- FAMILY BATHROOM WITH SHOWER OVER BATH
- SINGLE GARAGE + CARPORT + 3 PARKING SPACES
- ESTATE CHARGE - £353.87 PER ANNUM

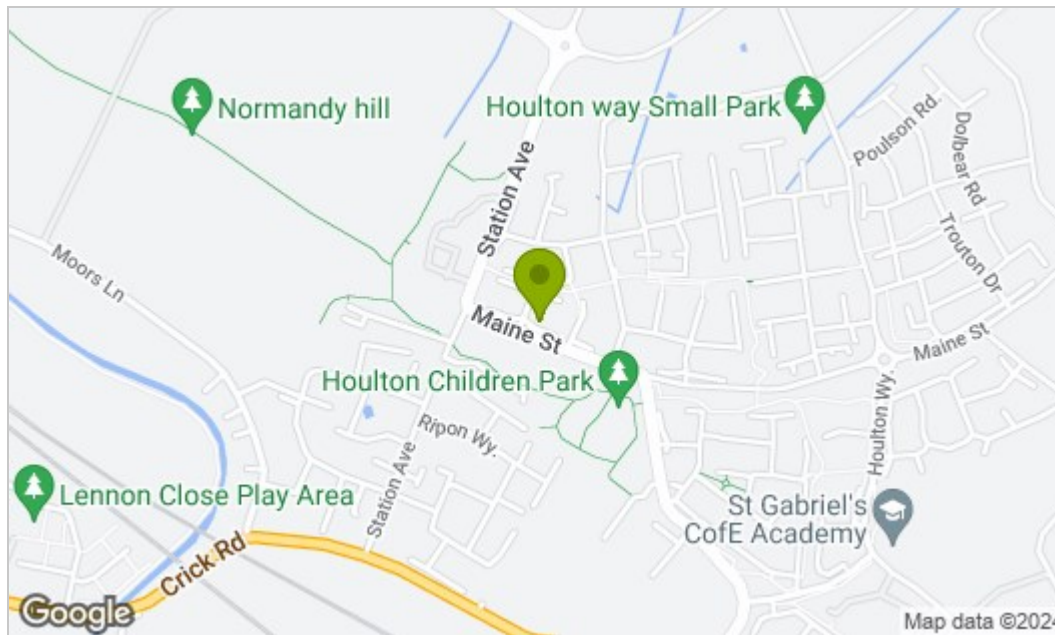




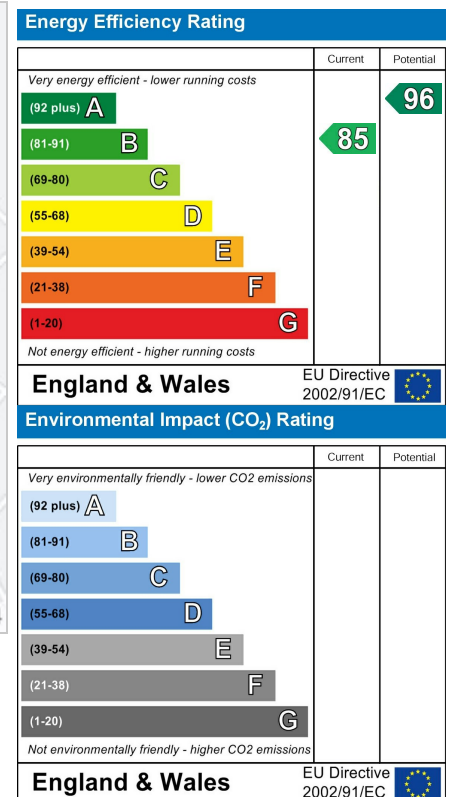
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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