



## 37 Houlton Way

Houlton, Rugby, CV23 1AR

**Guide price £250,000**





# OPEN PLAN LOUNGE/DINING/KITCHEN SPACE



## Description

Nestled in the charming location of Houlton Way, Houlton, Rugby, this nearly new end-terrace house is a gem waiting to be discovered. Boasting a modern design, this property offers a perfect blend of comfort and style. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, providing ample space for a small family or those in need of a guest room or home office. With two bathrooms, mornings will be a breeze in this lovely home. The convenience of having parking space for two vehicles is a luxury in itself, ensuring you never have to worry about finding a spot after a long day. Situated in a prime location, residents will have easy access to St Gabriel's Primary School and Houlton Secondary School, making it an ideal choice for families with young children. For fitness enthusiasts, the nearby David Lloyd gym offers a range of amenities to help you stay active and healthy. Commuting is a breeze with the Rugby train station just a 10-minute drive away, perfect for those who need to travel for work or leisure. Additionally, the property's easy access to the motorway network makes exploring the surrounding areas a convenient and enjoyable experience. Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and start envisioning the life you could create in this delightful abode.

- NO ONWARD CHAIN -
- FAMILY BATHROOM WITH SHOWER
- PRIVATE REAR GARDEN WITH SHED
- WALKING DISTANCE TO DAVID LLOYD GYM & SCHOOLS
- COUNCIL TAX - C / EPC - B
- 2 DOUBLE BEDROOMS
- LARGE OPEN PLAN LONGE/DINING/KITCHEN
- 2 PRIVATE ALLOCATED PARKING SPACES
- FREEHOLD - BUILT BY CREST NICHOLSON
- ESTATE CHARGE £377.00 PER ANNUM



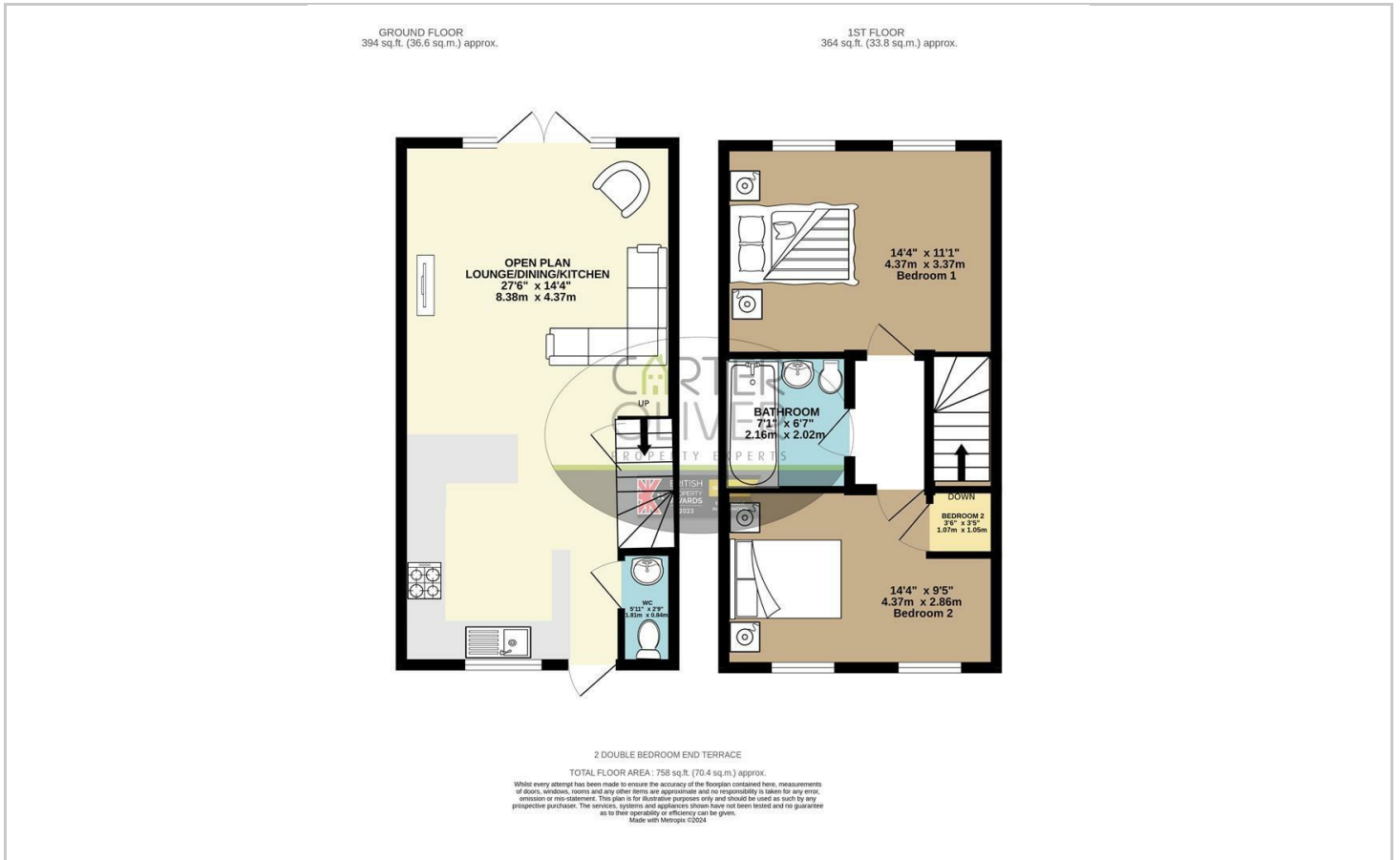


## 2 DOUBLE BEDROOMS AND FAMILY BATHROOM WITH SHOWER OVER BATH





## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

