

## 37 Shaughnessy Way Houlton, Rugby, CV23 1AU

This STUNNING & IMMACULATE semi-detached house, is a perfect embodiment of modern and stylish living. This property offers an enticing opportunity for first-time buyers offered for sale as a 35 / SHARED OWNERSHIP SCHEME.

The house is comprised of three bedrooms; the master bedroom comes in a double size with an en-suite, the second bedroom is also a double, and the third is a single room with built-in wardrobes. The property is serviced by two bathrooms; both equipped with heated towel rails.

In the heart of the home, you'll find a well-lit, open-plan kitchen with an abundance of natural light, a dining space and integrated appliances. A separate reception room with large windows provides a stunning view of the garden and direct access to it.

£115,500

# 37 Shaughnessy Way

Houlton, Rugby, CV23 1AU



- Stunning Semi Detached Property
- Driveway & Garage
- Entrance Hall & Guest WC
- Sought After Residential Location
- Three Generous Bedrooms
- Enclosed Rear Garden
- Lounge With French Doors Onto Garden
- 35 / SHARED OWNERSHIP - Ideal First Time Purchase
- Kitchen/Diner With Integrated Appliances
- Family Bathroom & En-Suite

## Entrance Hall

17'0" x 3'9" (5.20 x 1.15)

## Guest WC

7'11" x 2'10" (2.43 x 0.88)

## Kitchen/Diner

16'11" x 9'2" (5.17 x 2.81)

## Lounge

16'10" x 13'3" (5.14 x 4.06)

## Bedroom One

11'8" x 11'2" (3.57 x 3.42)

## En-Suite

8'4" x 4'9" (2.55 x 1.46)

## Bedroom Two

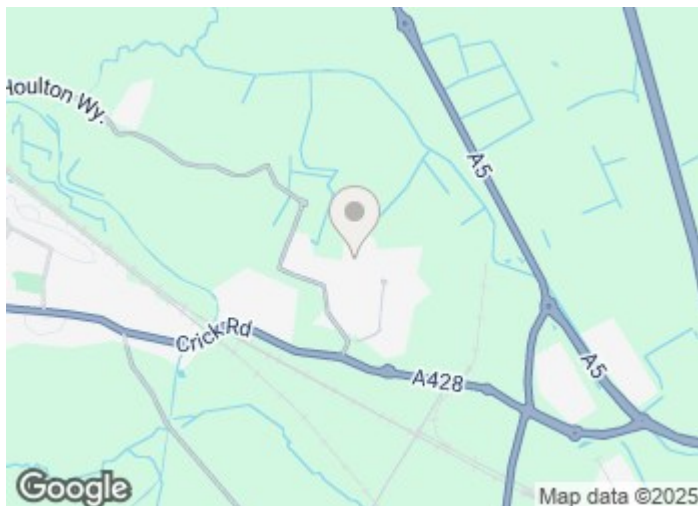
12'5" x 8'3" (3.80 x 2.52)

## Bedroom Three

10'4" x 8'3" (3.17 x 2.52)

## Family Bathroom

6'6" x 6'4" (1.99 x 1.95)



[Directions](#)





