



The Old Orchard, Church Street, Crick, Northamptonshire, NN6 7TP

HOWKINS &
HARRISON

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Church Street, Crick,
Northamptonshire, NN6 7TP

Guide Price: £700,000

A well presented, executive four/five double bedroom family home constructed in 2010 and is situated in the heart of the Northamptonshire village of Crick, offering spacious and versatile living accommodation, ample off road parking and double garage with a sizeable room above . The property benefits from being within the school catchment area for Guilsborough School and is accessed via secure electric double gates.

Features

- Sought after village location
- Spacious kitchen/breakfast room
- Two/three reception rooms
- Four/five bedrooms two with en-suite shower rooms
- Master bedroom with dressing area and Juliet balcony
- UPVC double glazing throughout
- Cast iron wood burning stove
- Oak panelled internal doors
- Rear garden with oak framed covered entertaining space
- Double garage with room above, currently an office
- Driveway parking for several vehicles



Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby, with Monks Way being situated on the edge of the village. Within the village itself, local amenities include a supermarket, post office, several public houses and a well regarded primary school. Secondary schooling is available at Rugby Northampton and Guilsborough and there is a good selection of private schools at Rugby, Upton, Spratton, and Maidwell. Crick is set on the Grand Union Canal and has a large marina which hosts the annual Crick Boat Show which is always very well attended. Crick offers a regular bus service to Rugby and Northampton and the village is well positioned for the commuter thanks to excellent access to the motorway and trunk road networks. Rugby railway station also offers a frequent fast train service to London Euston in just under 50 minutes.



Ground Floor

From under a covered storm canopy, the property opens into a spacious entrance hall, with tiled throughout, an oak staircase rising to the first floor and doors leading through to the ground floor accommodation. Double oak panelled and part glazed doors provide access to the generously sized kitchen/breakfast room, overlooking the rear elevation with double patio doors leading to the garden. This individually designed and beautifully presented, bespoke kitchen has a range of oak base and eye level units with granite worktops over, incorporating numerous cupboards and drawers along with a central kitchen island and Belfast sink. Integrated appliances include a dishwasher, Rangemaster cooker with a Rangemaster extractor over. There is a continuation of the tiled flooring, which is underfloor heated, from the entrance hall and space with plumbing for an American style fridge/freezer. A door leads to the utility room, where there is a further range of oak base units, with a Belfast sink and space with plumbing for a washing machine and tumble dryer. A door gives access to the rear garden. The sitting room, situated at the front of the property, is light and airy with multi aspect windows and patio doors opening out onto the garden. The focal point of the room being a feature exposed brick fireplace with wood burning stove inset. The dining room, also overlooking the garden, is fitted with solid oak flooring with double doors opening onto the patio. This room is currently being used as a family room/second sitting room. Also off the entrance hall is a downstairs cloakroom, fitted with a wash hand basin and WC, a study/home office and a third reception room/fifth bedroom, which has multiple uses and could alternatively be used as a TV room, playroom or an additional office.





First Floor

A spacious landing, with window over and three useful storage /airing cupboards, has doors leading to the first-floor accommodation comprising of four double bedrooms, all of which boast views over the garden, and the family bathroom. The master bedroom is extremely spacious and features double leaded French doors and a Juliet balcony. There is a walk-in wardrobe/dressing area and an attached en-suite, fitted with a shower enclosure, WC and wash hand basin. The guest bedroom also benefits from an en-suite shower room, whilst bedroom three benefits from its own built-in wardrobes. The family bathroom is fitted with limestone tiling to the floor which complements the tiling to the splashback areas, along with a bath, WC and wash hand basin.



Outside

The property is accessed via a gravelled driveway leading to secure double gates. A block paved drive to one side provides ample off-road parking, with further block paving giving access to the double garage. Mature planting encloses the property with a mixture of hedgerows and timber panelled fencing, affording a high level of privacy. The rear garden is accessed via a pathway to both sides of the property and features a fabulous oak framed and brick-built entertaining area with pitched roof and brick-built fireplace with chimney and fire inset. The split-level rear garden is mainly laid to lawn with a large patio area, ideal for outside dining and entertaining, with raised planted borders.





Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

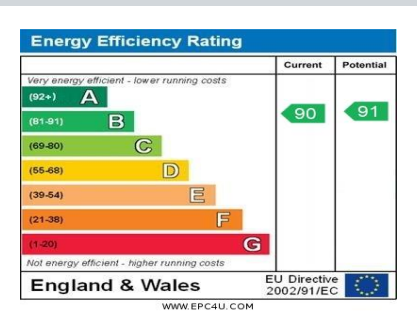
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel: 0300 126 7000.
Council Tax Band - G.



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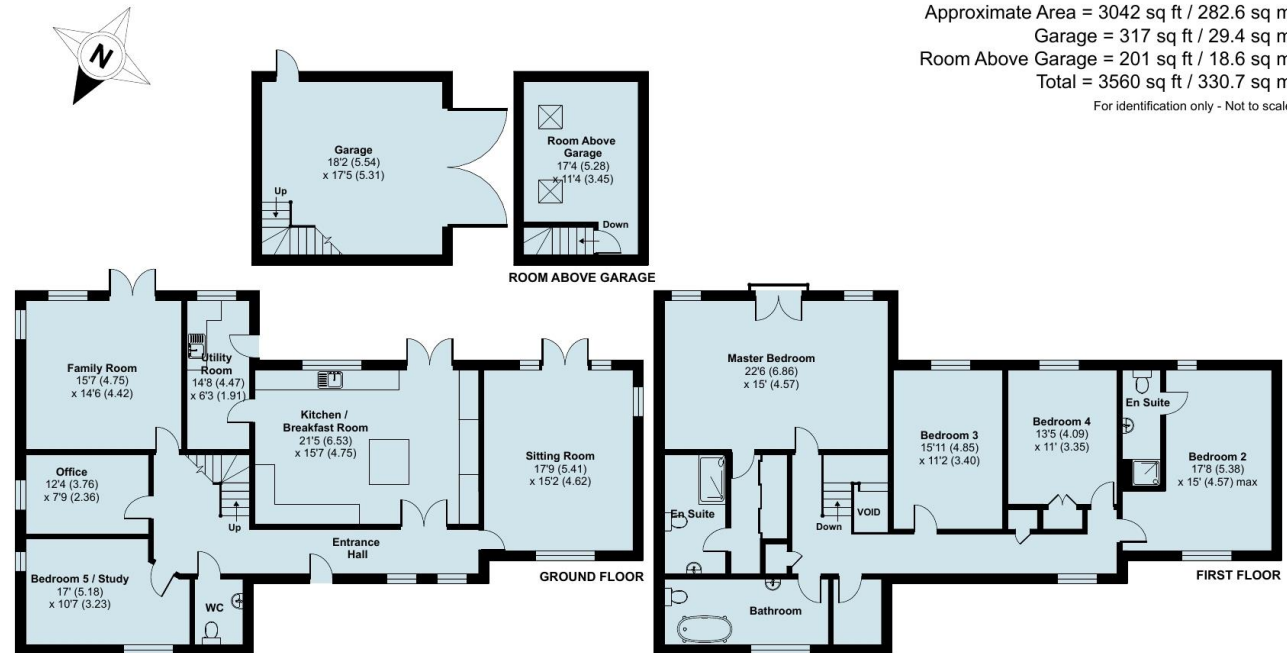
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Approximate Area = 3042 sq ft / 282.6 sq m
Garage = 317 sq ft / 29.4 sq m
Room Above Garage = 201 sq ft / 18.6 sq m
Total = 3560 sq ft / 330.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Howkins & Harrison. REF: 1051835

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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