



34 King Style Close, Crick, Northamptonshire, NN6 7ST

HOWKINS &
HARRISON

34 King Style Close,
Crick, Northamptonshire,
NN6 7ST

Guide Price: £310,000

An extended three bedroom semi detached property located in the popular village of Crick, with off-road parking and a large south facing private rear garden. The property benefits from a spacious sitting room and a kitchen/diner.


Features

- Extended three bedroom semi detached
- Popular village location
- Kitchen/diner
- Three bedrooms
- First floor bathroom
- Spacious sitting room
- Large south facing rear garden
- Utility room
- Downstairs shower room
- Off-road parking
- Extended



Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. King Style Close is situated in the heart of the village in the recently approved conservation area. 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 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.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Ground Floor

Accessed via a composite front door, the property opens into an entrance hall, with stairs rising to the first floor and doors leading through to ground floor accommodation, along with the downstairs shower room, fitted with a shower enclosure and WC. The spacious sitting room has a window to the front aspect and French doors with glazed panels either side to the rear, which open out onto and provide views over the rear garden. The focal point to the room is an attractive wood burning stove with wooden surround and marble hearth. Also off the entrance hall is the kitchen/diner which has a comprehensive range of wooden base and eye level units, incorporating numerous cupboards and drawers, with complementary work surfaces over. There is space for a freestanding cooker, fridge/freezer and space with plumbing for a

washing machine. There are dual aspect windows to the side and rear which provide plenty of natural light and doors to the utility room and the garage, located to the side of the property, where there is a further door providing access to the outside.

First Floor

The first floor landing has doors leading to the bedrooms and the family bathroom. The master bedroom is situated to the front aspect and a large window flooding the room with natural light. Bedrooms two and three are located to the rear aspect and enjoy views over the garden. The family bathroom is fitted with a white suite and comprises of a panelled bath, pedestal wash hand basin and WC. There is part wooden panelling and tiling to the water sensitive areas.

Outside

To the front of the property a driveway provides parking for numerous vehicles to the side of which is an attractive fore garden with mature planting. To the side of the property, a wooden door provides access to an attached covered storage/utility area which has ample space for further additional white goods. The rear garden is fully enclosed with timber fencing to all boundary edges and is mainly laid to lawn, with borders planted with an array of herbaceous plants, flowers and small trees. A patio area to the rear of the sitting room provides an ideal space for outside dining and entertaining. There is a wooden garden shed which is ideal for storage.

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.

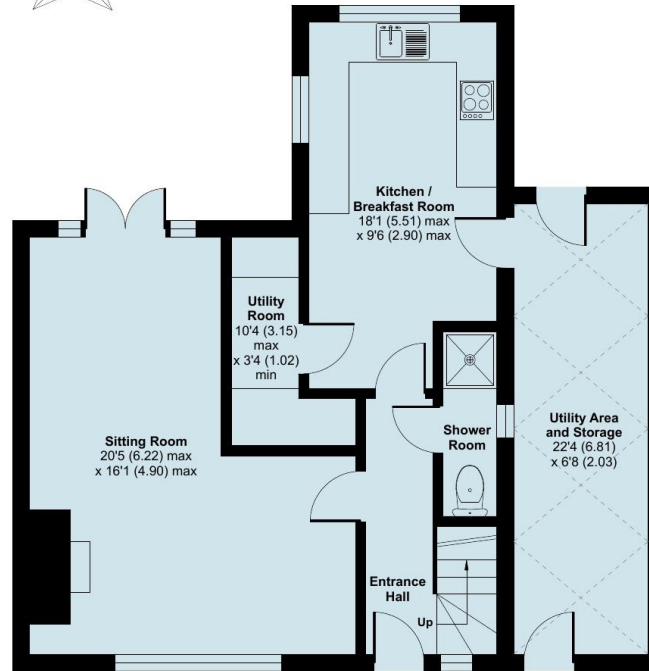
Local Authority

West Northamptonshire Council Tel: 0300 126 7000.
Council Tax Band – B.

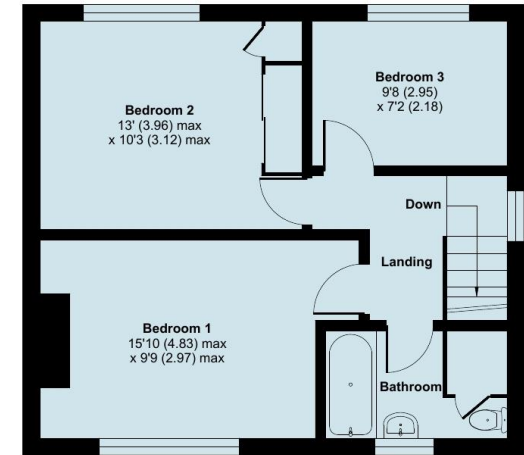


King Style Close, Northampton, NN6

Approximate Area = 1057 sq ft / 98.2 sq m
Utility Area and Storage = 149 sq ft / 13.8 sq m
Total = 1206 sq ft / 112 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1125049

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