



23 Main Road, Crick, Northamptonshire, NN 7TU

HOWKINS &
HARRISON

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Northamptonshire, NN6 7TU

Guide Price: £400,000

Welcome to this charming, grade II listed character property located on Main Road in the picturesque village of Crick, Northamptonshire. This delightful thatched cottage has been sympathetically renovated by the current owners and boasts a perfect blend of modern living and an abundance of period features.

Features

- Delightful three bedroom stone thatched cottage
- Grade II Listed with period features
- Sought after village location
- Family bathroom with freestanding roll top bath
- Shaker style kitchen
- Flagstone flooring and Oak brace and latch doors
- Exposed beams
- Master bedroom with an en-suite shower room
- Private mature rear garden
- Garden room/home office and outside WC and utility room



Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby, with the village itself having a great range of local amenities include a shop, 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

An oak front door opens into the entrance hall with attractive flagstone flooring, which flows throughout the ground floor, and doors leading to the kitchen and sitting room. The kitchen has been tastefully fitted with a wide range of pale green shaker style kitchen units with complementary wooden worksurfaces, a double Belfast sink, metro style tiling to the splash back areas, space for a range cooker fitted into the exposed brick fireplace, along with space for a dining table and chairs. The sitting room is beautifully presented with an exposed brick-built fireplace providing a focal point, with wooden mantel above and a brick hearth, designed to house a wood burning stove. The continuation of the flagstone flooring adds character to the room along with exposed beams and oak panelling, the front aspect of the property has a bow window with a deep window sill, while glazed French doors can be found opening onto the rear patio and garden beyond.

First Floor

Stairs lead from the sitting room to a large landing space, with solid oak wooden flooring and brace and latch doors to two of the bedrooms and the family bathroom. Bedroom two is located to the rear with views overlooking the garden, whilst bedroom three is located to the front elevation. The family bathroom has been recently replaced and includes a large corner shower cubicle with glass screen, a claw foot, roll top bath, wash hand basin with an attractive free-standing unit and a WC. The bathroom has tongue and groove wooden panelling and oak flooring, with the addition of a Victorian style column radiator.



Second Floor

A beautiful master suite, set into the A frame of the cottage, occupies the second floor with exposed wooden beams, tongue and groove panelling and exposed brick-built chimney breasts to both side aspects of the room. Fitted wardrobes can be found built into the eaves of the property and is complete with a well-designed en-suite shower room comprising of a shower cubicle with metro style tiling, wash hand basin and WC, finished with wooden panelling to the walls and deco patterned floor tiling.

Outside

A beautiful private cottage garden can be found to the rear, planted with a variety of mature shrubs and a flagstone patio area, providing an ideal space for outdoor seating and al fresco dining, and the outside WC /utility room, housing the oil boiler, with stone steps leading up to the lawn. The continuation of the flagstone paving leads to the garden room, located to the rear of the garden, fitted with power and light. A storage shed has been built to the side of the garden room offering ample space for gardening tools and lawn mower.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

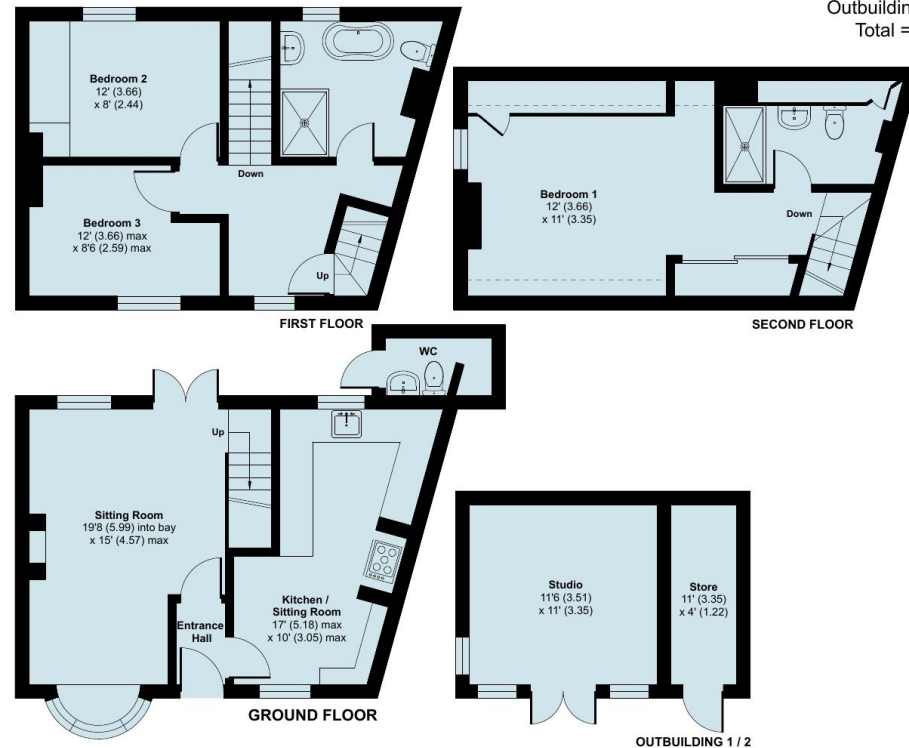
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – D.



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