



45 Cowley Meadow Way, Crick, Northamptonshire, NN6 7TY

HOWKINS &  
HARRISON



45 Cowley Meadow Way,  
Crick, Northamptonshire,  
NN6 7TY

A well presented four double bedroom detached property with off-road parking and single garage, set over three floors in the popular Northamptonshire village of Crick. The property benefits from an open plan kitchen/diner and three bathrooms.

### Features

- Popular village location
- Four double bedrooms, three bathrooms
- Master bedroom with en-suite
- Jack and Jill bathroom to second floor
- Open plan kitchen/dining room
- Karndean flooring
- Enclosed rear garden
- Single garage
- Off-road parking



## Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. Dunn 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.



## Ground Floor

From under a covered storm canopy, a UPVC door leads through to the entrance hall which is fitted with Karndean flooring. Stairs rise to the first floor and doors lead through to the ground floor accommodation including the downstairs cloakroom, featuring attractive herringbone flooring, wash hand basin and WC. Accessed from the hall, the sitting room overlooks the front and side aspects. The open plan kitchen/dining room is also fitted with Karndean flooring which complements the entrance hall and has a bay window with French doors leading to the rear garden, along with a useful walk-in storage cupboard. There are high gloss wall and base kitchen units, drawers and pan drawer with metro style tiling to the splash back area and complementary worksurfaces over, with ample space for a dining table and chairs. Fitted appliances include an electric oven, gas hob with extractor fan over and an integrated fridge/freezer and dishwasher.







## First Floor

Stairs rise to the second floor and doors lead to two bedrooms, the family bathroom and an airing cupboard. The master bedroom is fitted with mirrored sliding wardrobes and has an en-suite with wood effect flooring, double shower enclosure, WC and a pedestal wash hand basin. Both bedrooms benefit from dual aspect windows and overlook the front elevation. There is a family bathroom to this floor comprising of a bath with shower over, metro tiling and panelling, WC and wash hand basin.

## Second Floor

From the landing doors lead to two double bedrooms, both of which benefit from fitted wardrobes and have a window and Velux skylight, affording plenty of natural light. There is a central Jack and Jill bathroom with shower enclosure, WC and a wash hand basin.

## Outside

The property is enclosed at the front with attractive box hedging with decorative pebbles below. A central path leads to the front door and a driveway with parking for vehicles leads to the single garage, which provides two storage areas accessed from the electric door or the side personnel door. The rear garden is accessed via a side gate from the drive and features a lawned area with pergola, along with a raised decked outdoor entertaining space, ideal for BBQs and al fresco dining.



## Viewing

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

## Fixtures and Fittings

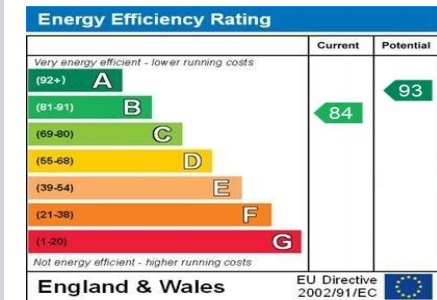
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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:0300-1267000.  
Council Tax Band – E.



## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

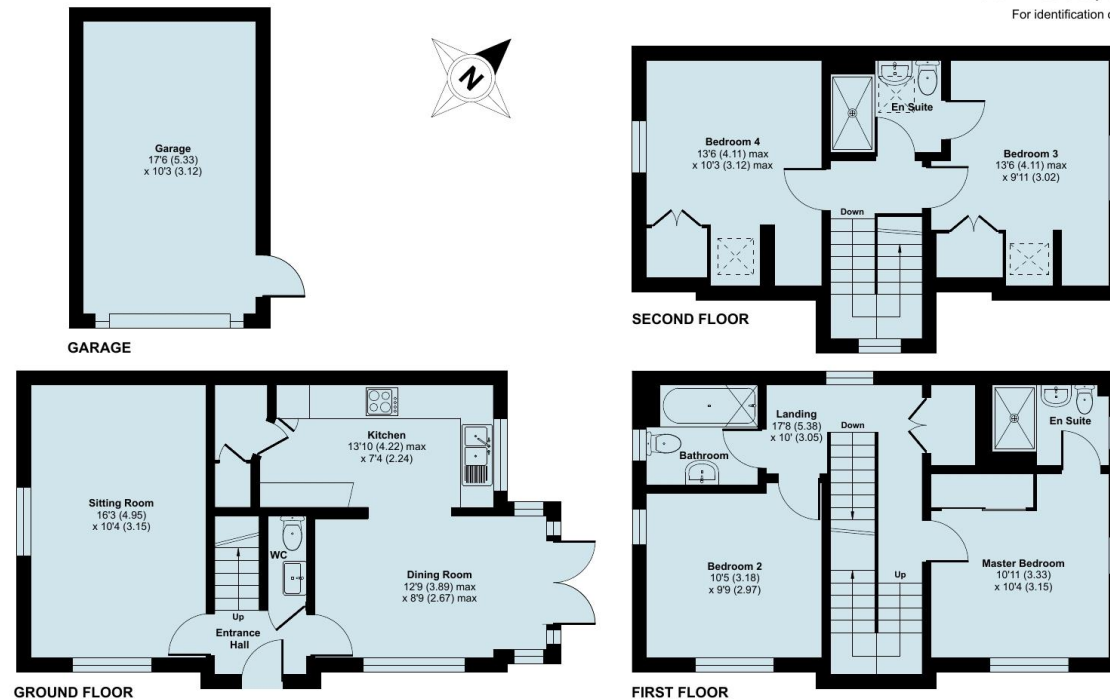
## Cowley Meadow Way, Crick, Northampton, NN6

Approximate Area = 1327 sq ft / 123.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1217982

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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.