



21 Watford Road, Crick, Northamptonshire, NN6 7TT

HOWKINS &  
HARRISON



21 Watford Road, Crick,  
Northamptonshire,  
NN6 7TT

Guide Price: £635,000

Located in the popular village of Crick, this beautifully presented three bedroom detached property is situated on an enviable enclosed private plot on Watford Road. The property offers three spacious reception rooms, a large boot room/utility room, a modern shaker style kitchen, off-road parking for several vehicles and a double garage.

### Features

- Sought after village location
- Beautifully presented and tastefully decorated throughout
- Impressive open plan kitchen/dining/family room
- Recently re-fitted shaker kitchen
- Three generous reception rooms
- Study
- Three double bedrooms
- En-suite with jacuzzi shower to the master bedroom
- Boot room/utility room
- Two wood burning stoves
- Detached double garden
- Ample driveway parking
- Private rear garden



## Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. Boat Horse Lane is situated on the edge of the village which benefits from local amenities including 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

The property opens into a porch which in turn leads through to the generous entrance hall, with solid wooden flooring and stairs rising to the first floor. A door provides access to the snug, whilst bi fold doors open into the spacious sitting room, which boasts multi aspect windows affording plenty of light. An attractive feature fireplace, with exposed oak surround and wood burning stove inset, provides a welcoming focal point to the room. Double doors open into the fabulous kitchen/dining/family room which has wood effect flooring and double doors with numerous large, floor to ceiling glazed windows across the rear of the room which allow you to take full advantage of the rear garden and flood the area with natural light. This fabulous open plan space is ideal for social family gatherings or entertaining guests. The recently fitted shaker style kitchen has a comprehensive range of pale grey base and eye level units, incorporating pan drawers, a seated breakfast bar area with complementing Quartz worksurfaces, along with a bank of floor to ceiling storage cupboards, which has space for an American style fridge/freezer. There is an integrated dishwasher and space for a range style cooker with an extractor fan over. A door opens into a large utility room with ample storage and doors giving access to the side of the property and the ground floor cloakroom, fitted with a wash hand basin and WC. The snug (currently being used as an office) can be found off the kitchen located to the front of the property, which has a distinct cosy feel featuring a wood burning stove. From here there is a door to a study/playroom.











## First Floor

The first floor has three good sized double bedrooms and a large family bathroom, which is fitted with a modern white suite comprising of a contemporary free-standing bath, corner shower cubicle, wash hand basin inset into a vanity unit, chrome heated towel radiator and a WC. The master bedroom is located to the front aspect and benefits from its own en-suite shower room comprising of a Jacuzzi shower, wash hand basin with a vanity unit and a WC. Bedroom two is also located to the front elevation and boasts dual aspect windows to both the front and side, whilst bedroom three is facing the rear overlooking the garden.

## Outside

The property is situated in the middle of a generous plot with a sweeping gravel driveway to the side of the property, which leads to the detached double garage with up and over doors. There is a combination of gravel and hard standing providing parking for several vehicles. The plot is enclosed by fencing and mature hedging, providing a distinct private feel. The rear garden is mainly laid to lawn with a large patio area, ideal for outdoor dining and entertaining.









## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. 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

West Northamptonshire Council - Tel:0300-126700.  
Council Tax Band – E.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

63

78

## Watford Road, Crick, Northampton, NN6

Approximate Area = 1837 sq ft / 170.6 sq m

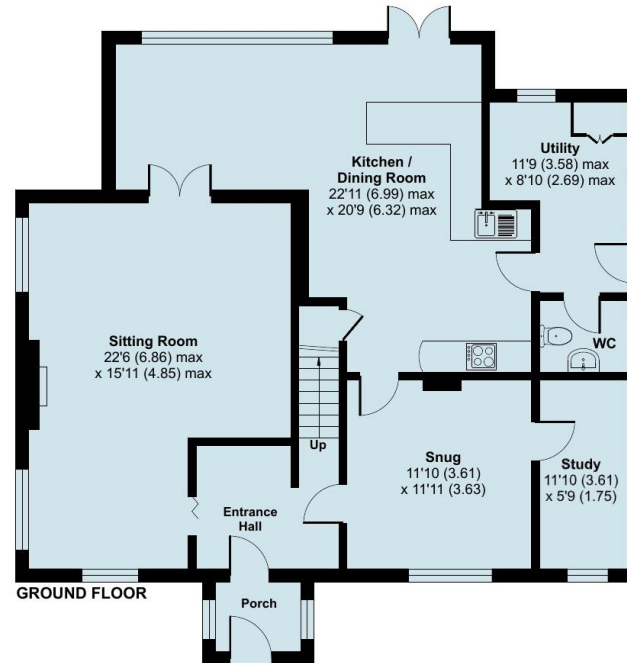
Limited Use Area(s) = 116 sq ft / 10.7 sq m

Total = 1953 sq ft / 181.3 sq m

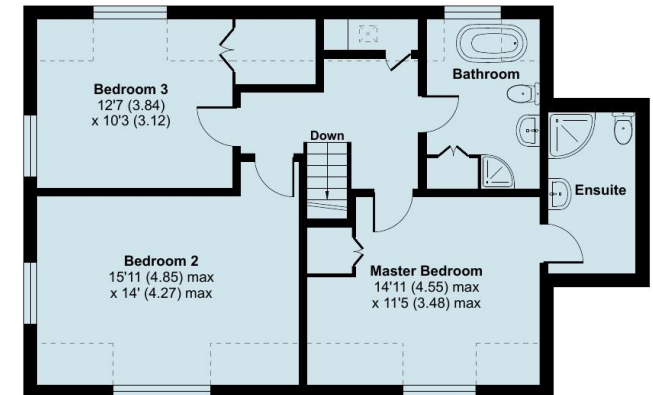
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1242239

## Howkins & Harrison

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