



**Connells**

Caradon Way  
Houlton Rugby



## Property Description

A modern two bedroom mid terrace home in the popular location of Houlton briefly comprising of lounge, dining kitchen, guest cloakroom, two good size bedrooms and a family bathroom. This property benefits from a landscaped rear garden and two allocated parking spaces. It is immaculately presented throughout and a quality Morris Homes build.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

## Approach

Front door through to;

## Lounge

12' 2" x 14' 1" ( 3.71m x 4.29m )  
Having window to front and staircase rising to first floor landing.

## Dining Kitchen

16' x 12' 2" ( 4.88m x 3.71m )  
Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include Neff oven, four ring gas hob, dishwasher, washing machine and fridge freezer. French doors overlooking and leading to rear garden.

## Guest Cloakroom

Fitted with low-level WC, wash handbasin and extractor fan.

## Landing

Staircase rising from lounge, loft hatch providing access to loft space.

## Master Bedroom

12' 3" x 10' 7" ( 3.73m x 3.23m )

Window to front, space for wardrobes.

## Bedroom Two

10' 2" x 6' 6" ( 3.10m x 1.98m )

Window to rear, storage cupboard.

## Family Bathroom

Part tiled with white three piece suite comprising of low-level WC, wash handbasin and fitted bath with shower over. Window to rear.

## Rear Garden

Landscaped rear garden laid to lawn and patio with gated side access.

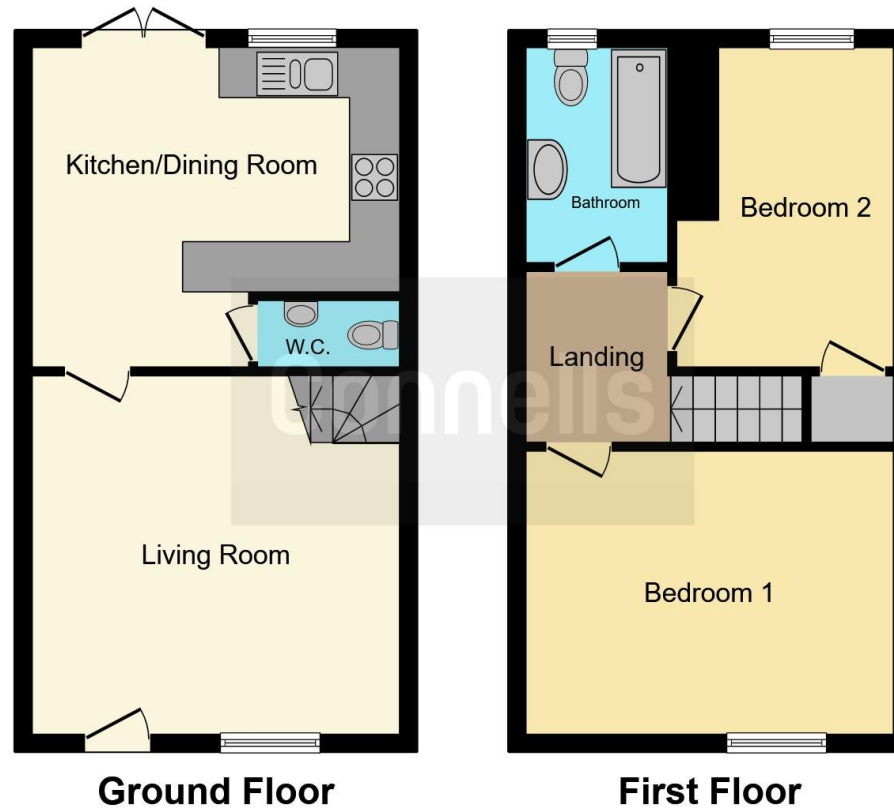
## Parking

Two allocated parking spaces to rear or property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

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Tenure: Freehold



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