



**Connells**

Hannington Close  
Houlton Rugby





## Property Description

**\*\* BEAUTIFULLY PRESENTED FAMILY HOUSE\*\*** A modern four bedroom family home located in the popular location of Houlton briefly comprising of Entrance Hall, Living Room, Family Kitchen Diner, Utility Room and Guest Cloakroom on the ground floor The first floor offers a Master Bedroom with Ensuite Shower Room, three further Bedrooms and a Family Bathroom. The house is immaculately presented throughout and a quality Davidson's build with numerous upgraded fixtures and fittings throughout. The property also benefits from a landscaped garden, driveway, garage parking and solar panels.

The house 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.

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.

## Agents Notes:

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details

## Entrance Hall

White tiled floor.

## Cloakroom

W/C & sink, tiled floor.

## Lounge

20' 11" x 11' 4" ( 6.38m x 3.45m )

Cream carpet, dual aspect windows.

## Kitchen / Diner

15' 10" widest x 20' 10" widest ( 4.83m widest x 6.35m widest )

Island with breakfast bar, quartz worktop, wall & base units, electric oven, dishwasher wine cooler, hot water tap, white tile floor, access to gardens.

## Utility Room

7' 1" x 4' 5" ( 2.16m x 1.35m )

Boiler, understairs cupboard, space for a washing machine & tumble dryer, side door access.

## Landing

Carpeted, loft access.

## Bedroom One

11' 8" inc wardrobe x 11' 7" ( 3.56m inc wardrobe x 3.53m )

To side of property, carpets, fitted wardrobes.

## En-Suite

Large shower, windows to rear, heated towel rail, tiled fully.

## Bedroom Two

9' 7" plus wardrobe x 11' 5" ( 2.92m plus wardrobe x 3.48m )

To side of property, carpeted.

## Bedroom Three

10' 6" inc wardrobes x 9' ( 3.20m inc wardrobes x 2.74m )

Side & front aspect windows, fitted wardrobes, carpeted.

## Bedroom Four

9' 2" inc wardrobes x 8' 4" + Recess ( 2.79m inc wardrobes x 2.54m + Recess )

Fitted wardrobes, carpeted.

## Bathroom

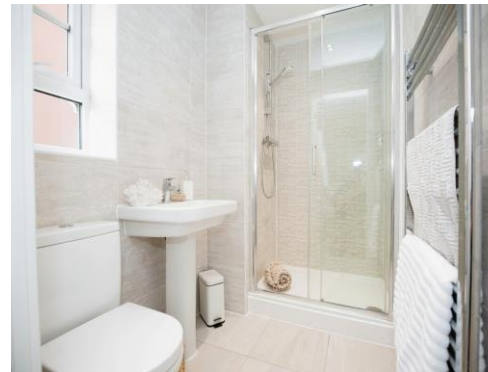
Tiled floor & wall, window to front, bath & shower, w/c & sink.

## Rear Garden

landscaped rear garden, rear access, artificial grass, solar panels on roof.

## Parking

Garage & parking to rear.















**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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25 Regent Street  
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**EPC Rating: A**

Tenure: Freehold

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