



Connells

Lee Drive
Houlton Rugby



Property Description

****STUNNING FAMILY HOUSE ON GENEROUS PLOT**** A modern three storey family home located in the popular location of Houlton briefly comprising of entrance hall, living room, kitchen/family room with gallery, study, utility room and cloakroom on the ground floor, The first floor offers a master bedroom with dressing room and ensuite shower room bedrooms,3,4 and 5 and a family bathroom. The second floor comprises bedroom 2, a large feature landing, shower room and storage. Externally there is a front and rear garden, parking for multiple cars and a double garage.

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.

Entrance Hall

Tiled floor, under stairs storage.

Cloakroom

Tiled floor, w/c & sink.

Study

12' 1" max (irregular) x 6' 8" (3.68m max (irregular) x 2.03m)

To front of property, tiled floor.

Lounge

20' 1" x 11' 11" (6.12m x 3.63m)

Carpets, electric fireplace, window to front, patio doors to rear.

Kitchen/ Diner

22' 5" max x 18' 4" max (6.83m max x 5.59m max)

Fitted wall & base units, breakfast bar, dishwasher, fridge freezer, electric double oven, gas hob.

Utility Room

4' 7" x 7' 4" (1.40m x 2.24m)

Space for washing machine & dryer, tiled floor.

First Floor

Landing

Carpet, airing cupboard.

Bedroom One

12' 6" x 14' 1" (3.81m x 4.29m)

To rear of property, carpet, loft access, walk in wardrobe.

En-Suite

Window to side, large shower cubicle, w/c & sink.

Bedroom Three

9' 9" x 11' 10" (2.97m x 3.61m)

To rear of property, carpet, fitted wardrobes.

Bedroom Four

10' 9" x 8' 9" (3.28m x 2.67m)

To front of property, carpet.

Bedroom Five

9' 1" x 10' 9" (2.77m x 3.28m)

to front of property, carpet Fitted wardrobes.

Second Floor

Bedroom Two

16' 2" restricted height x 12' 1" restricted height (4.93m restricted height x 3.68m restricted height)

Large skylight, window to front, fitted wardrobe, wooden floor.

Feature Landing

Carpet, window to front.

Shower Room

6' 6" x 4' 8" (1.98m x 1.42m)

Shower cubicle. w/c & sin, half tiled walls, tiled floor.

Front Garden

Lawn

Rear Garden

Patio & lawn, wall & fence.

Parking

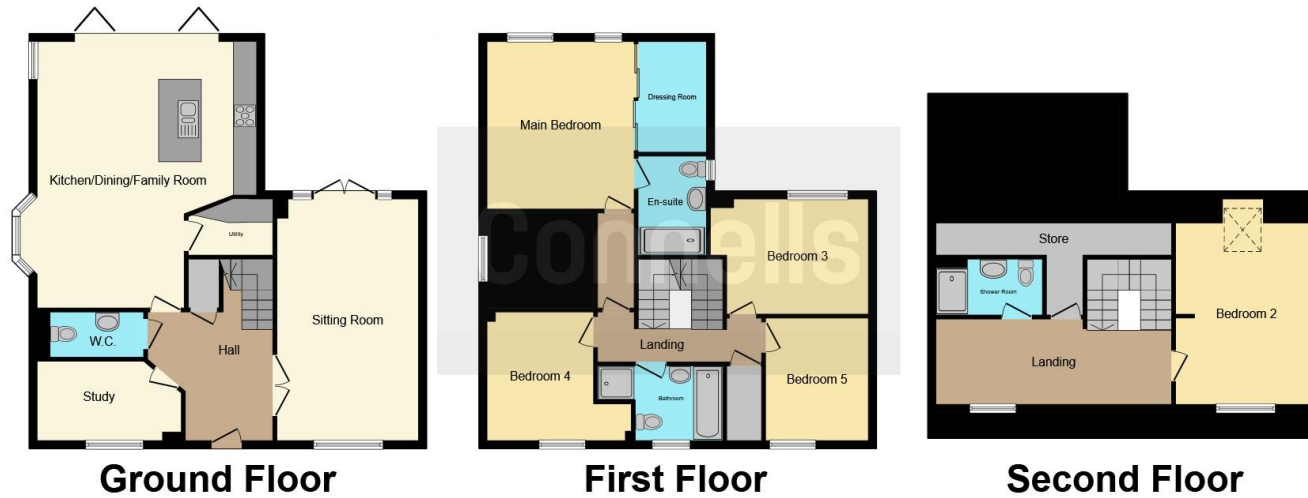
To side of property for 6 cars.

Double Garage









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

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EPC Rating: B

Tenure: Freehold

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