



**Connells**

Station Avenue  
Houlton Rugby



## Property Description

This semi detached two/three bedroom home has open plan kitchen/dining, en suite to master bedroom, first floor office/third bedroom, family bathroom and garage.

Francis Jackson Homes take pride in the award winning finish and specification of their homes. Thoughtful design ensures that all of their developments meet the highest standards of build and energy efficiency. They are very proud of their reputation for attention to detail, workmanship and build quality. Their in house maintenance team ensures customers remain delighted with their homes long after they have moved in.

### \*\*INCLUDED AS STANDARD\*\*

- Choice of Symphony kitchen units with quartz worktops and upstand\*
  - Integrated NEFF (or equivalent) kitchen appliances (single oven, combination oven, fridge/freezer, induction hob, hood & dishwasher)
  - Choice of sanitary ware from Ideal Standard\*
  - Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, bathroom & en suites\*
  - Choice of wall paint colours\*
  - Chrome towel rails to all bathrooms
  - Superfast FTTP broadband available with speeds up to 1 Gbps
  - Alarm to house and garage
  - EV charging point
  - Turf to front and rear gardens
  - Outside tap
- \* subject to stage of construction

Predicted EPC Rating B

## Houlton

Houlton is situated less than four miles from Rugby town centre with easy access to the M1, A5, M6 and M45. Trains from Rugby can

take you to London in 55 minutes and Birmingham in 35 minutes. There is a regular bus service from Houlton into Rugby and Northampton.

This new community has been planned with its residents' wellbeing at heart, whilst creating homes, there is an emphasis on open spaces, nature trails, cycle paths and outdoor living. Houlton is home to a nursery, three primary schools and a new highly acclaimed secondary school.

The existing local centre is Dollman Farm which comprises of a family run restaurant/coffee shop, The Tuning Fork, The Exchange, a co working space, The Barn hosting events such as yoga, salsa, parent and toddler classes and a Co-op food store.

David Lloyd has recently opened a new Club on the Houlton site, providing a state of the art gym, spa, exercise classes, indoor and outdoor swimming pools as well as hospitality in their Clubroom.



FRANCIS JACKSON HOMES  
AT  
**HOULTON**

View Home open  
Thursday – Monday  
10am – 5pm  
No appointments necessary



## Living Room

14' 4" x 12' 4" ( 4.37m x 3.76m )

## Kitchen

12' 4" x 10' 8" ( 3.76m x 3.25m )

## Dining

9' 5" x 6' 8" ( 2.87m x 2.03m )

## Utility

6' 2" x 6' 2" ( 1.88m x 1.88m )

## W C

6' 5" x 3' 2" ( 1.96m x 0.97m )

## First Floor

### Bedroom One

10' 8" excl. wardrobe x 10' 8" ( 3.25m excl. wardrobe x 3.25m )

### En Suite

6' 2" x 5' 2" ( 1.88m x 1.57m )

### Bedroom Two

10' 8" x 9' 8" ( 3.25m x 2.95m )

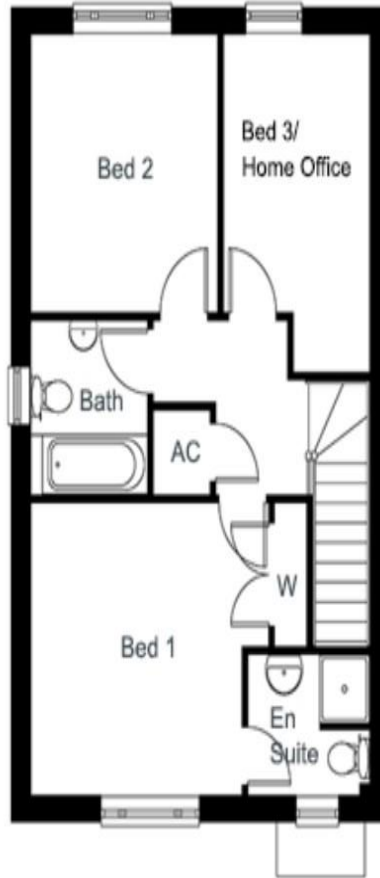
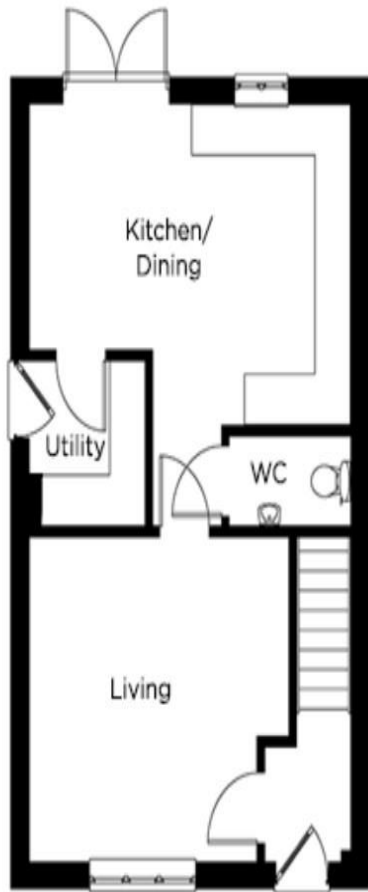
### Bedroom Three/Home Office

13' 1" max x 7' 5" ( 3.99m max x 2.26m )

## Bathroom

6' 5" x 5' 9" ( 1.96m x 1.75m )





Awaiting Photograph

To view this property please contact Connells on

**T 01788 579880**  
**E Rugby@connells.co.uk**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/RBY106636](http://connells.co.uk/Property/RBY106636)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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