



Connells

Maxwell Road
Houlton Rugby

Maxwell Road Houlton Rugby CV23 1AH

for sale offers in the region of
£340,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this deceptively spacious, beautiful family home on Maxwell Road in Houlton, Rugby. Maxwell Road is situated in a highly desirable area and overlooks a lovely central green to front. In brief the property comprises of; entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner, three bedrooms with en suite bathroom to master, and family bathroom. Externally, there is a lovely south westerly facing rear garden, and allocated off road parking for two to three vehicles. This property also benefits from gas central heating throughout and has solar panels.

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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Sellers Comments

We love the location of the property. It is set back from the main road and has the beautiful green space at the front. It is central in Houlton with the Tuning Fork, Old Station Nursery and Co-op all within walking distance. The house being on a private drive also means there is additional space for cars to park as well as there being no traffic passing by the front of the house, making it nice and quiet and perfect for children to play out front.

Approach

The front of the property overlooks a central green in the popular location of Houlton, Rugby. Pathway to main entrance door leading to;

Entrance Hall

Welcoming entrance with understair storage cupboard and stairs rising to the first floor landing.

Downstairs Cloakroom

Featuring low level WC and wash hand basin.

Lounge

17' 2" x 12' 1" (5.23m x 3.68m)

Spacious family lounge with bay window to front aspect.

Kitchen/Diner

19' 6" x 12' 8" (5.94m x 3.86m)

A lovely open plan kitchen/diner featuring a range of wall and mount base units and double doors leading to the rear garden .Integrated appliances are to include; oven and microwave, four gas hob and extractor fan, fridge freezer, dish wash, washing machine and sink & drain.

Landing

First floor landing with airing/storage cupboard and loft hatch providing loft access.

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

The master bedroom features fitted wardrobes with sliding doors and window to front aspect.

En Suite

En suite to bedroom one with tiled flooring. Featuring double walk in shower, low level WC, wash hand basin and window to side aspect.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

Featuring space for wardrobe and window to rear aspect.

Bedroom Three

9' 10" x 9' 4" (3.00m x 2.84m)

Featuring space for wardrobe and window to rear aspect.

Family Bathroom

Family bathroom with tiled flooring. Features built in bath, low level WC, wash hand basin and window to front aspect.

Rear Of Property

A low maintenance, south west facing rear garden laid to lawn with patio area. There is also a shed and side accessibility.

Parking

Tandem side driveway for allocated off road parking for two to three vehicles, plus further on street parking is available.

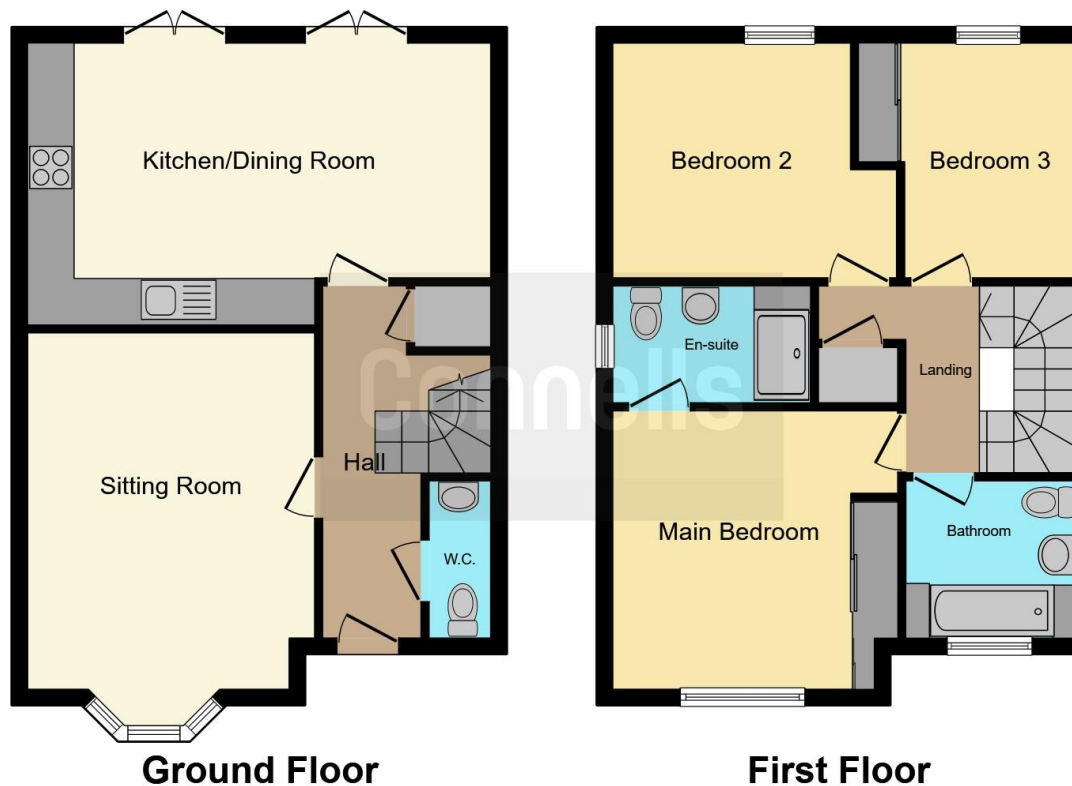
Additional Features

The property has out right owned solar panels on the roof.









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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: B

Tenure: Freehold

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