



Connells

Moors Lane
Houltan Rugby

Moors Lane Houlton Rugby CV23 1BT

for sale offers in the region of
£375,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this modern and spacious, three storey family home on Moors Lane in the heart of Houlton, Rugby. Built by David Wilson Homes, Moors Lane in brief comprises of; entrance hall with utility cupboard, downstairs cloakroom, study/second reception room, open plan kitchen diner, lounge, three double bedrooms with en suite to master, and bathroom. Externally, there is a lovely rear garden, field views to the side, and allocated off road parking for two vehicles plus one visitors space. This property also benefits from gas central heating and double glazing throughout.

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 schooling, including St Gabriel's C of E Academy and Houlton School. Hillmorton Primary is an outstanding (Ofsted) 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 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!

Approach

A lovely quiet tucked away location with greenery views to the side. There is a pathway with steps leading to the main front entrance door and then leading onto;

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor landing and access doors to downstairs reception rooms.

Utility

Utility space in the entrance hall featuring space and plumbing for a washing machine and tumble dryer.

Downstairs Cloakroom

Low level WC, sink, and window to side aspect.

Study

7' 9" x 6' 5" (2.36m x 1.96m)

Ideal home office/versatile second reception room with window to front aspect.

Kitchen/Diner

24' 6" Maximum x 13' 7" Maximum (7.47m Maximum x 4.14m Maximum)

A modern open plan kitchen/diner with space for a sofa/dining table to rear. There are a range of wall and mount base units in the kitchen, and integrated appliances are to include; oven with four gas hob and extractor fan, fridge freezer and dish washer. This space also has an understair storage cupboard and double doors leading to the rear garden.

Lounge

13' 8" x 9' 10" (4.17m x 3.00m)

The lounge is located on the first floor and can also be used as a fourth bedroom if desired. This space features a juliet balcony to the front.

Landing

Airing cupboard with storage space and a loft hatch providing loft access.

Bedroom One

13' 7" Maximum x 10' 11" Maximum (4.14m Maximum x 3.33m Maximum)

The master bedroom is on the second floor and features built in wardrobes, two windows to the rear aspect and temperature control.

En Suite

Second floor bathroom with walk in shower, low level WC and wash hand basin.

Bedroom Two

13' 7" Maximum x 10' 11" Maximum (4.14m Maximum x 3.33m Maximum)

Bedroom two is on the first floor and features built in wardrobes and two windows to the rear aspect.

Bedroom Three

10' x 13' 9" (3.05m x 4.19m)

Bedroom three is on the second floor and features built in wardrobes and two windows to the front aspect.

Bathroom

The main bathroom is on the first floor, with built in bath and shower over, low level WC, wash hand basin and heated towel rail.

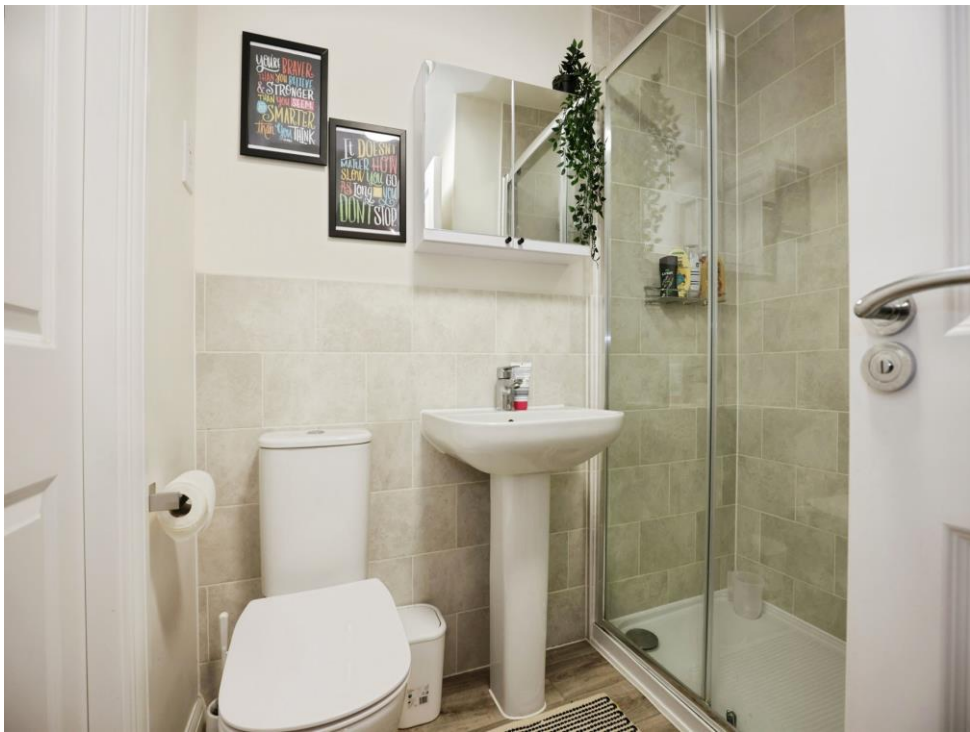
Rear Of Property

A lovely low maintenance rear garden, laid to lawn with patio area and side accessibility, plus a purpose built shed with built in shelving.

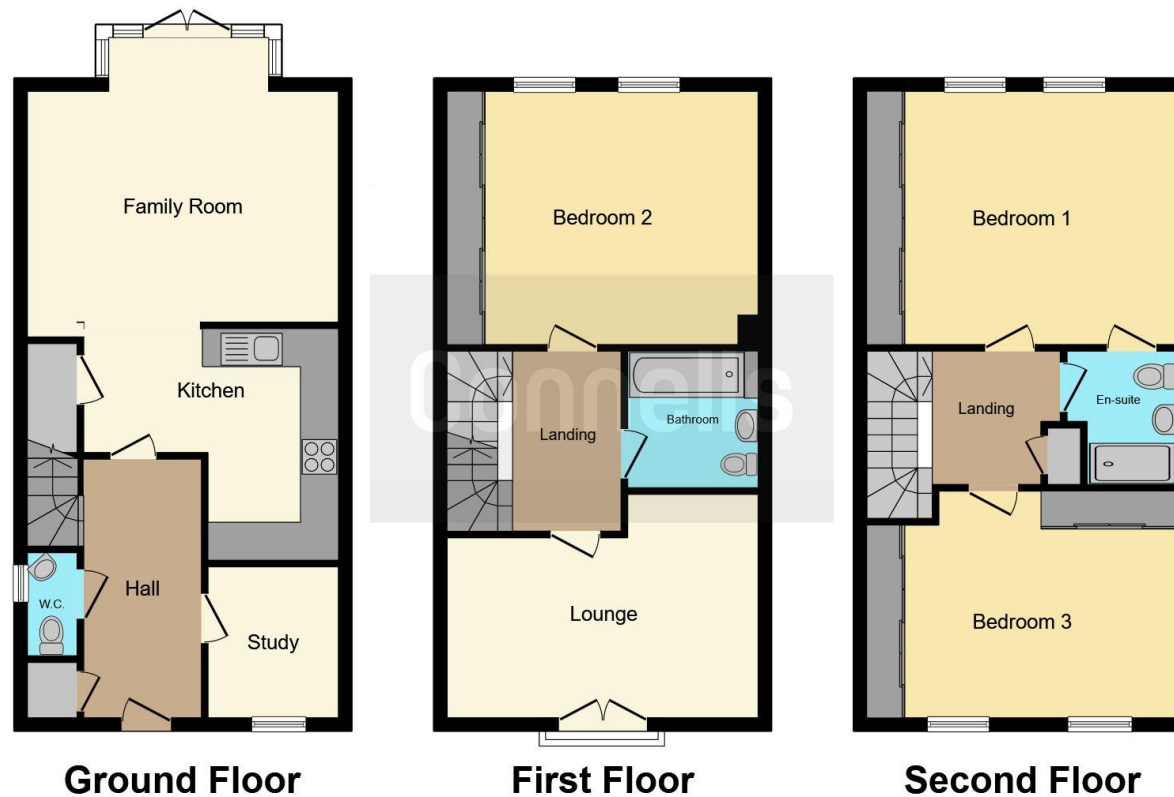
Parking

This property comes with allocated off road parking for two vehicles, plus one visitors space, to the front.









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
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107294



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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