

**26 Great Brook Ground
Houlton
RUGBY
CV23 1DS**

Offers Over £350,000



- IMPRESSIVE THREE BEDROOM SEMI DETACHED
- CUL-DE-SAC LOCATION
- EN-SUITE TO THE MASTER
- IMMACULATE THROUGHOUT
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN

- SPACIOUS LOUNGE
- LARGE FITTED KITCHEN/DINER
- FITTED FAMILY BATHROOM
- GROUND FLOOR W.C.
- ENERGY EFFICIENCY RATING B

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Built by REDROW HOMES to their "Letchworth" design and tucked away in a quiet cul-de-sac, this beautifully maintained three-bedroom semi-detached home offers families a peaceful setting in the ever-popular area of Houlton. The property is presented in fantastic condition throughout and provides a practical, well-designed layout that works perfectly for busy family life.

Inside, the entrance hall leads to a useful ground-floor W.C., a comfortable lounge ideal for cosy evenings together, and a spacious kitchen/diner that creates the heart of the home—perfect for family meals, homework time, and easy access to the garden for children to play.

Upstairs, the master bedroom benefits from its own ensuite shower room with two fitted wardrobes while two further double bedrooms offer plenty of space for children, guests, or a home office. A modern family bathroom completes the accommodation.

Outside, the home features off-road parking, and an enclosed rear garden that provides a safe and private space for children and pets to enjoy.

Houlton is a fantastic choice for families, offering local shops, a highly regarded restaurant, primary and secondary schools, and a David Lloyd health club all within easy reach. Commuters will appreciate the excellent access to the M1, M6 and M45, and Rugby town centre is just a ten-minute drive away, with mainline services running to London Euston.

Accommodation Comprises

Entry via upvc obscure glazed door into:

Entrance Hall

Stairs rising to the first floor. Understairs storage cupboard. Contemporary wood panelling. Radiator. Central heating thermostat. Doors open to the lounge, kitchen, and ground floor w.c.

Lounge

10'11" x 15'8" (3.34m x 4.79m)

A spacious lounge with upvc double glazed window to front aspect. Radiator. Contemporary wood panelling.

Kitchen / Diner

11'3" x 18'0" (3.44m x 5.50m)

Fitted with a range of base and eye-level units. Wood work surfaces. One-and-a-half-bowl ceramic sink unit with mixer tap over. AEG electric oven and grill. AEG stainless steel hob with extractor hood over. Built-in Hotpoint dishwasher. Built-in fridge/freezer. Pull out carousel. Storage cupboard with shelving and space for a tumble dryer. White ceramic tall radiator. Amtico flooring. Recessed spotlights. Upvc French doors with side windows opening to the rear garden.

Ground Floor W.C.

Wall mounted corner wash hand basin with mixer tap and tiles splash back. Low level w.c. Radiator. Amtico flooring. Upvc double glazed frosted window to side aspect.

First Floor Landing

Upvc double glazed window to side aspect. Airing cupboard. Access to loft space. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

11'3" x 10'5" (3.43m x 3.18m)

Upvc double glazed window to front aspect. Radiator. Fitted wardrobes. Fitted vanity shelf. Door to:

En-suite Shower Room

With high gloss white suite to comprise, double shower with tiling and mixer shower, wall mounted wash hand basin, and low level w.c. Electric shaver point. Extractor fan. Amtico flooring. Chrome radiator.

Bedroom Two

11'8" x 11'9" (3.58m x 3.60m)

Upvc double glazed window to rear aspect. Radiator. Built-in modern wardrobes.

Bedroom Three

8'9" x 8'7" (2.67m x 2.63m)

Upvc double glazed window to rear aspect. Radiator. Feature wood panelling.

Bathroom

With suite to comprise panelled bath with mixer shower over, wall mounted wash hand basin with mixer tap over, and low level w.c. Tiling to splash areas. Chrome heated towel rail. Electric shaver point. Upvc double glazed frosted feature window to front elevation.

Front Garden

Block paved driveway providing off road parking for two cars. Gated access to rear garden. Borders with shrubs.

Rear Garden

South facing garden. Mainly laid to lawn with a large slabbed patio area. Outside tap. Enclosed by timber fencing. External power point.

Agents Note

Council Tax Band: C

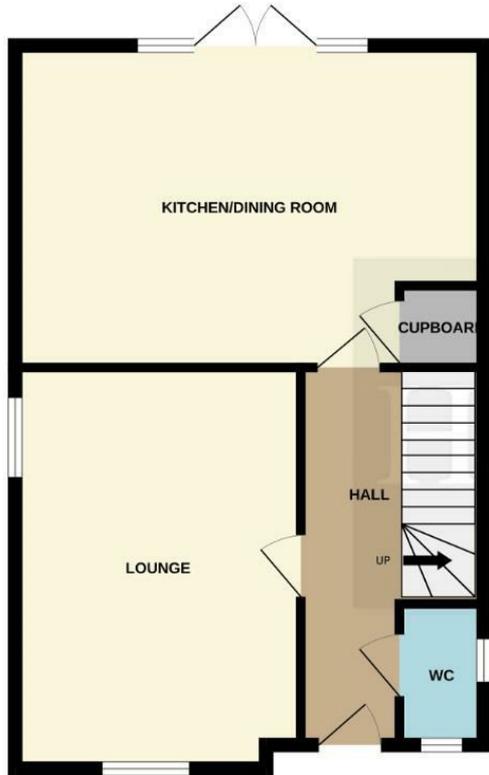
Energy Efficiency Rating: B



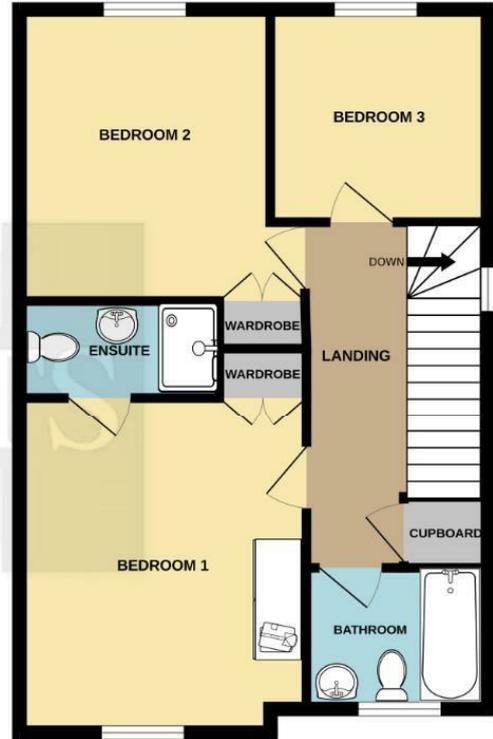




GROUND FLOOR

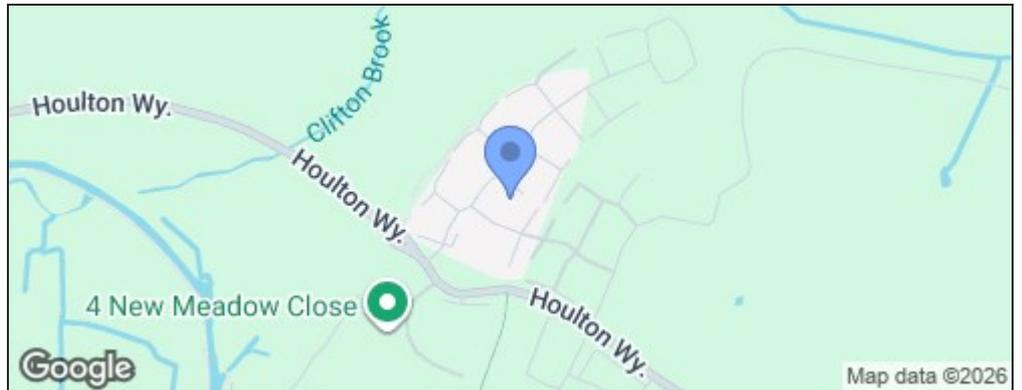


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.