



Connells

Lincoln Drive
Houlton Rugby

Lincoln Drive Houlton Rugby CV23 1BS

for sale offers in excess of
£220,000



Property Description

****BEAUTIFULLY PRESENTED TWO BEDROOM COACH HOUSE**** located in the highly sought after area of Houlton. The property comprises open plan lounge diner, modern fitted kitchen, two bedrooms, bathroom, off street parking and 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's Park. Houlton is sought after for its well regarded schooling, including Saint 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 Porch

Entrance Hall

Access to garage

Lounge

17' 7" x 13' 7" (5.36m x 4.14m)

Windows to rear, carpeted.

Kitchen

12' x 6' 1" (3.66m x 1.85m)

Gas hob, electric oven, window to rear, tiled floor.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

To front of property, fitted wardrobes, carpeted.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

Window to front, carpeted.

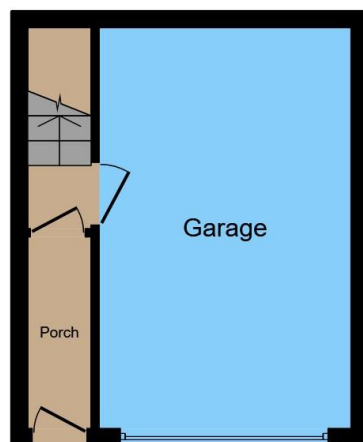
Bathroom

Bath tiles, privacy window, w/c & sink, shower over bath.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107675



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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