



4 Pinetree Way, Houlton, Rugby, Warwickshire, CV23 1AJ

HOWKINS &  
HARRISON

4 Pinetree Way, Houlton ,Rugby,  
Warwickshire, CV23 1AJ

Guide Price: £365,000

A beautifully presented three bedroom detached property situated in a quiet cul de sac within the sought after area of Houlton, Rugby. The property occupies a generous plot featuring a tandem driveway and detached garage to the side, providing excellent off-road parking.

#### Features

- Detached family home
- Three bedrooms
- Private Landscaped rear garden
- Single garage
- Parking for three vehicles
- Open plan kitchen/dining/sitting room
- Four years NHBC
- Master bedroom with en-suite
- Popular Houlton Residential area
- Close to local schools



## Location

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to London Euston, operating regularly with under 50 minutes travel time. Houlton itself has its very own, and very well regarded restaurant, 'The Tuning Fork' and an outstanding junior school, Saint Gabriel's C of E Academy. There are various other well regarded schools close by including Ashlawn Academy high school, rugby high school for girls, Lawrence Sheriff School for boys and the world-renowned Rugby School.



## Ground Floor

The property is presented in move-in ready condition and benefits from hard flooring throughout the ground floor. The stylish shaker-style kitchen features fitted appliances and opens into a spacious open-plan sitting room and dining area, creating an ideal space for modern living and entertaining. Double doors lead directly out to the rear garden, allowing plenty of natural light into the home. Additional features include a contemporary media wall, decorative panelling to the dining area, and a convenient ground floor cloakroom.



## First Floor

The first floor offers three generously sized bedrooms, all finished in a modern and contemporary style. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are well proportioned, bedroom three is currently used as a home office. A sleek and modern family bathroom completes the first floor accommodation.



## Outside

Externally, the property benefits from ample off-road parking with a driveway to the side leading to the single garage, as well as an additional parking space positioned to the front of the property. The front garden is mainly laid to lawn with mature planting and a paved pathway leading to the entrance. The rear garden has been thoughtfully landscaped to create an attractive outdoor space, featuring a generous patio area and raised borders finished with railway sleepers, making it ideal for relaxing and entertaining.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	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	

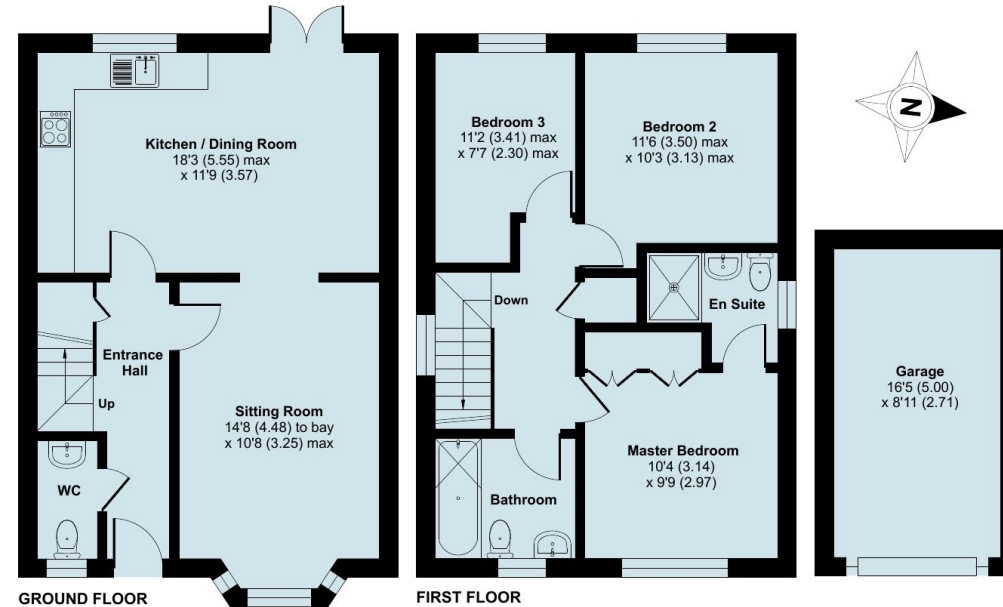
## Pinetree Way, Houlton, Rugby, CV23

Approximate Area = 988 sq ft / 91.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1134 sq ft / 105.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1467491

## Howkins & Harrison

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