



28 Pyke Way, Crick, Northamptonshire, NN6 7NZ

HOWKINS &
HARRISON

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Northamptonshire, NN6 7NZ

Guide Price: £485,000

A beautifully presented and thoughtfully designed four-bedroom detached home, ideally situated in the sought-after village of Crick. Originally built by David Wilson Homes, the property has been extended by the current owners to create spacious and versatile accommodation arranged over two floors. At the heart of the home is an impressive open-plan kitchen/dining/family room, featuring bi-fold doors opening directly onto the garden – perfect for both everyday family living and entertaining. Further benefits include a garage and driveway parking, making this attractive home an excellent choice for buyers seeking generous, flexible living space in a desirable village location.

Features

- Sought after village location
- Four bedrooms
- Principal bedroom with en-suite
- Fabulous open plan kitchen/dining/family room
- Contemporary kitchen
- Bi fold doors
- Separate sitting room
- Utility room
- Downstairs cloakroom
- Delightful garden with covered seating area
- Garage and driveway parking



Location

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby, with the village itself having a great range of local amenities include a shop, post office, several public houses and a well regarded primary school. Secondary schooling is available at Rugby, Northampton and Guilsborough and there is a good selection of private schools at Rugby, Upton, Spratton, and Maidwell. Crick is set on the Grand Union Canal and has a large marina which hosts the annual Crick Boat Show which is always very well attended. Crick offers a regular bus service to Rugby and Northampton and the village is well positioned for the commuter thanks to excellent access to the motorway and trunk road networks. Rugby railway station also offers a frequent fast train service to London Euston in just under 50 minutes.



Ground Floor

The property opens into a spacious and welcoming entrance hall, featuring oak effect flooring, stairs rising to the first floor and access to the principal ground-floor accommodation. A useful storage cupboard provides convenient space for coats and shoes, while the cloakroom is fitted with polished floor tiles, a wall-mounted wash hand basin and WC. The sitting room enjoys a pleasant front aspect through an attractive leaded box bay window and features ceiling coving together with a contemporary gas fire set within a feature fireplace over a granite hearth, creating a stylish focal point. To the rear, the current owners have created an impressive open-plan kitchen/dining/family room, designed with modern family living and entertaining in mind. The oak effect flooring flows seamlessly from the entrance hall, while bi-fold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. The kitchen is fitted with an extensive range of contemporary wall and base units with complementary work surfaces and natural slate splashbacks. Integrated appliances include a combination microwave oven, fridge/freezer, double electric oven, five-burner gas hob with extractor over, dishwasher and wine chiller. A central island provides additional preparation and storage space while also creating a natural divide between the kitchen and family area. Velux windows above provide further natural light to this wonderful space. Two useful utility areas are accessed from the kitchen, providing excellent additional storage and appliance space. These include fitted shelving and hanging space, plumbing for a washing machine and space for an additional fridge/freezer, together with further fitted cabinetry and a Belfast sink.





First Floor

A spacious galleried landing with leaded window over has doors providing access to four bedrooms, airing cupboard and the family bathroom. The principal bedroom overlooks the front aspect and benefits from fitted wardrobes to one wall, together with a well-appointed en-suite shower room. The en-suite features ceramic floor tiling with complementary tiling to the splashback areas, a chrome heated towel radiator, pedestal wash hand basin, corner shower enclosure and WC. There are three further double bedrooms, two of which benefit from fitted wardrobes, providing excellent storage. The family bathroom is finished with grey ceramic floor tiles and complementary splashback tiling, and is fitted with a wash hand basin, WC and bath with a Victoriana handheld style shower attachment.

Outside

To the front of the property, a private driveway provides off-road parking and leads to the single garage. A gated side access leads through to the attractive, landscaped rear garden, which is arranged over two levels and is predominantly laid to lawn. Sleeper-edged borders are well stocked with a variety of established plants, shrubs and trees, including Red Robin, butterfly bush and olive trees, creating an appealing and mature setting. A pergola provides a covered seating area, ideal for outdoor dining, relaxing and entertaining.





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.

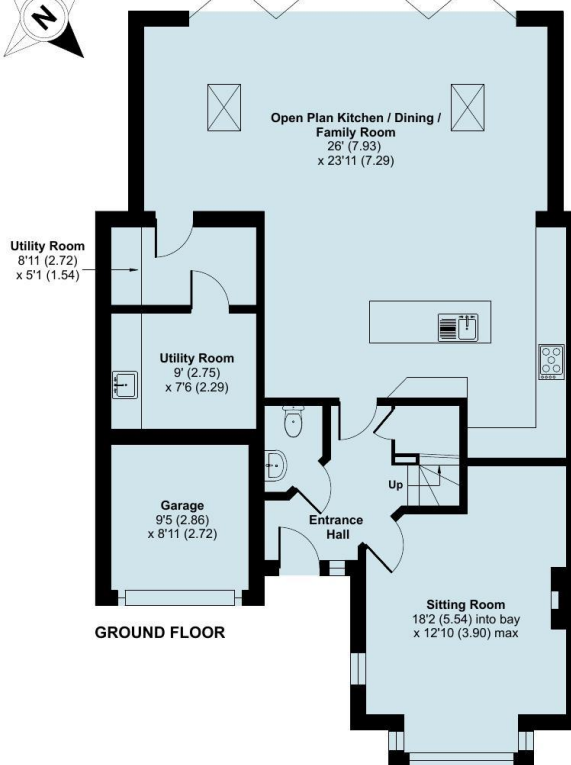
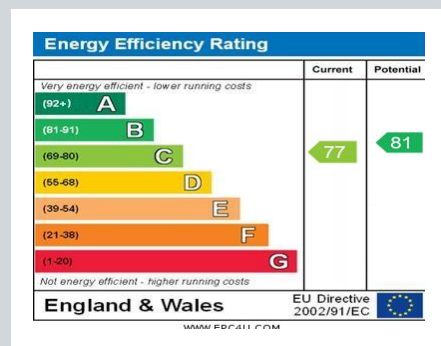
Services

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

West Northamptonshire Council - Tel:0300-126700

Council Tax Band – E.



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: 1519899

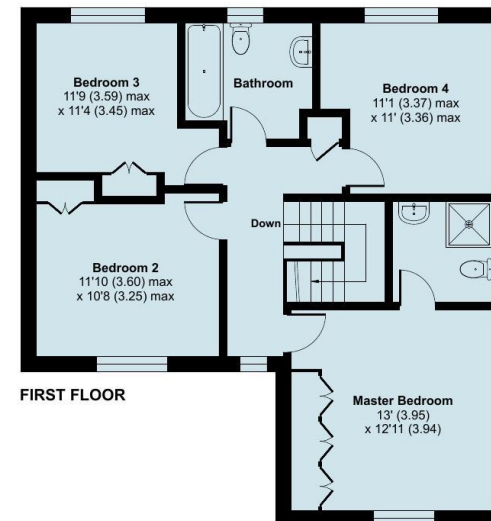
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Approximate Area = 1790 sq ft / 166.2 sq m

Garage = 383 sq ft / 35.5 sq m

Total = 2173 sq ft / 201.7 sq m

For identification only - Not to scale



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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