



**Connells**

Shaughnessy Way  
Houlton Rugby



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to bring to market the opportunity to acquire an exceptional three bedroom semi-detached home, situated on Shaughnessy Way in the popular area of Houlton, Rugby. In brief, this property comprises of; entrance hall, downstairs cloakroom, family lounge, modern open plan kitchen/diner, three generous bedrooms with en suite to master and a family bathroom. Externally, there is a well maintained rear garden and allocated parking for approximately two vehicles to the front aspect. This property also benefits from gas central heating and double glazing.

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 well regarding schooling, including St 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, restaurants, bars and coffee shops.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Entrance

A welcoming entrance hall with stairs rising to the first floor landing.

## Downstairs Cloakroom

Low level WC, sink, and window to the front aspect.

## Lounge

A generous family lounge featuring a built in understair storage cupboard and double doors leading to the rear garden.

## Kitchen/Diner

A modern fitted kitchen/diner featuring a range of wall and mount base units and a window to the front aspect. Integrated appliances are to include an oven with four gas hob and extractor fan, sink & drain, and dish washer. There is additional space for a fridge freezer and washing machine.

## Landing

First floor landing with a built in cupboard holding the boiler.

## Bedroom One

A spacious master bedroom featuring built in wardrobes with sliding doors and window to the rear aspect.

## En Suite

En suite off bedroom one with a double walk in shower, low level WC, sink and heated towel rail.

## Bedroom Two

Featuring space for a wardrobe and window to the rear aspect.

## Bedroom Three

Featuring space for a wardrobe and window to the front aspect.

## Bathroom

Family bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

## Rear Of Property

A good size and well maintained rear garden laid to lawn with patio area, storage shed and side accessibility.

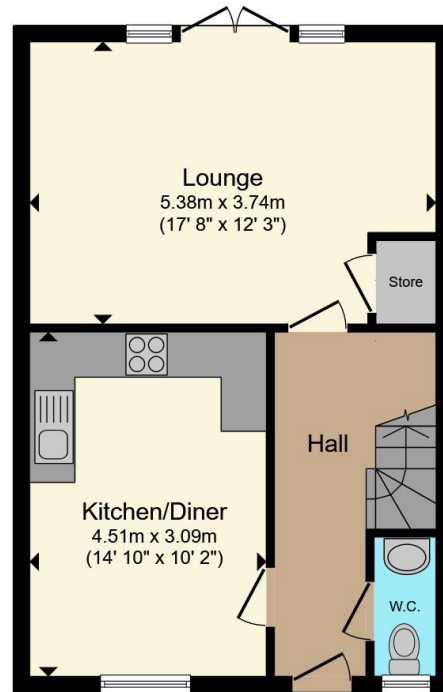
## Parking

This property comes with allocated off road parking for approximately two vehicles to the front.

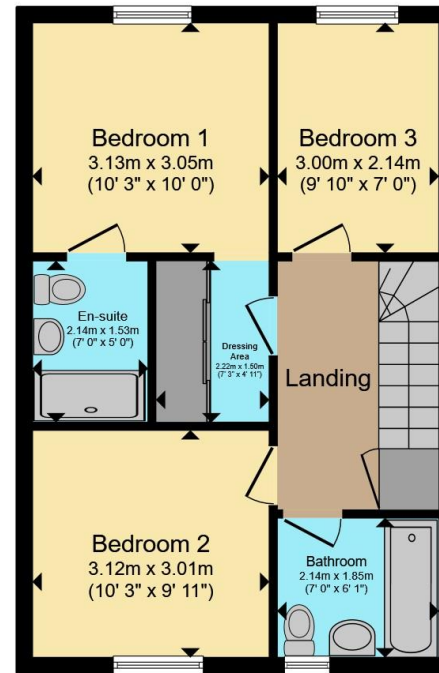








**Ground Floor**



**First Floor**

Total floor area 90.2 m<sup>2</sup> (971 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY108038](http://connells.co.uk/Property/RBY108038)**



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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