







16 Hannington Close

Houlton, Rugby, CV23 1FG

The Hallaton by Davidsons Homes | Three double bedrooms | Two en-suites | Driveway and garage

Set back from the road behind a generous grass verge overlooking the entrance to Houlton, this stylish three-storey townhouse combines Georgian-inspired sash windows with a layout designed for modern family life. Presented in excellent order throughout, it's ready to move straight into.

The entrance hall leads to a guest cloakroom and a superb kitchen, dining and family room that runs the full depth of the house. The fitted kitchen features integrated double ovens, a fridge-freezer and a full-size dishwasher, while a separate utility room keeps laundry out of the main living space. At the rear, double doors open onto the landscaped, enclosed garden, making it easy to take meals and entertaining outside. There is a pedestrian gate from the garden to access the driveway and garage.

Guide price £400,000

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- Stylish three-storey Hallaton townhouse by Davidsons Homes
- Integrated double ovens, fridge-freezer and full-size dishwasher
- Landscaped, enclosed rear garden
- Three double bedrooms, two with private en-suite shower rooms
- Separate utility room and ground-floor guest cloakroom
- Rear driveway and detached single garage
- Full-length kitchen, dining and family room with double doors to the garden
- First-floor lounge, family bathroom and third double bedroom
- Georgian-inspired sash windows and a generous grass verge to the front

Entrance Hall
9'0" x 4'5" (2.76 x 1.36)

Guest WC
5'2" x 3'0" (1.60 x 0.93)

Kitchen/Diner/Family Room
26'7" x 10'9" (8.12 x 3.28)

Utility Room
7'4" x 3'6" (2.26 x 1.08)

Lounge
14'11" x 11'4" (4.56 x 3.46)

Family Bathroom
7'3" x 6'5" (2.22 x 1.97)

Bedroom Three
14'11" x 7'5" (4.56 x 2.28)

Bedroom Two
10'10" x 9'1" (3.31 x 2.78)

En-Suite
7'5" x 5'2" (2.27 x 1.59)

Bedroom One
14'5" x 11'1" (4.40 x 3.40)

En-Suite
6'7" x 4'6" (2.01 x 1.39)



Directions









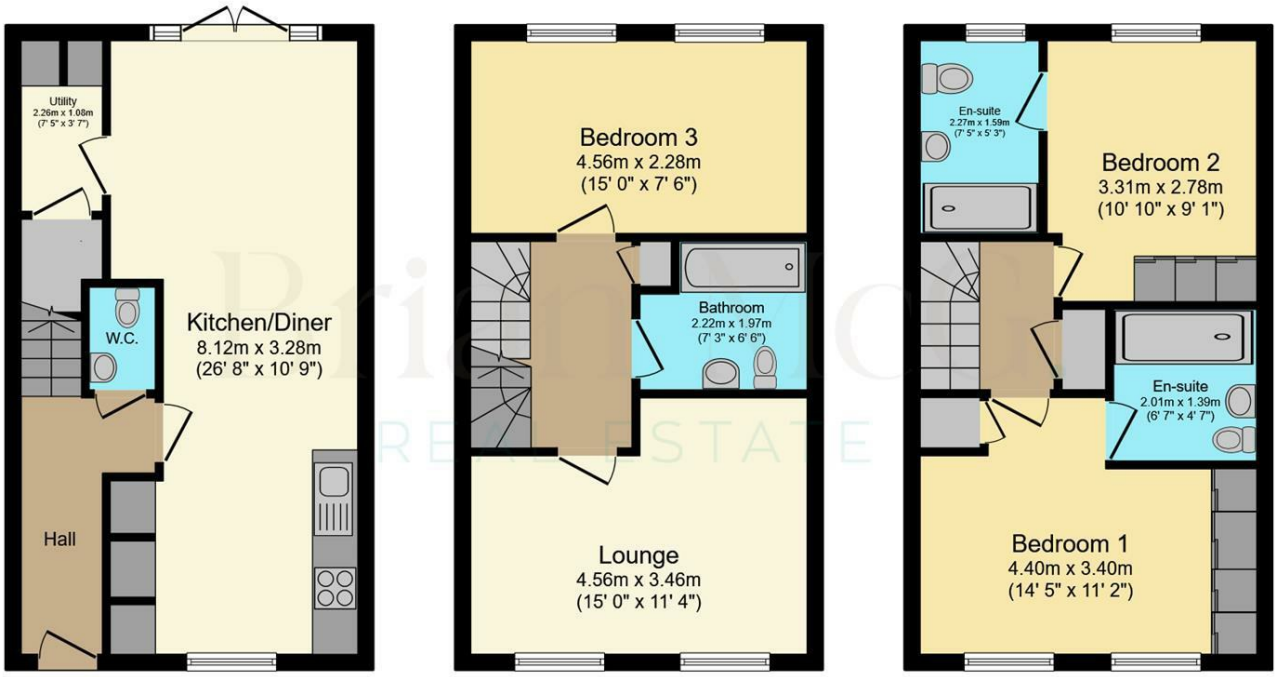








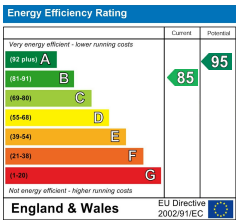
Floor Plan

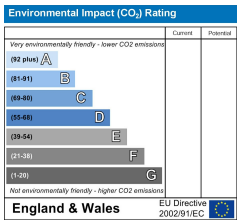


Total floor area: 108.6 sq.m. (1,169 sq.ft.)

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