



8 Lee Drive, Houlton, Rugby, Warwickshire, CV23 1AG

HOWKINS &
HARRISON

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Warwickshire, CV23 1AG

Guide Price: £348,000

A beautifully presented three bedroom semi detached property with off road parking, single garage and landscaped enclosed rear garden located in the popular residential area of Houlton.

Features

- Three double bedrooms
- Principle bedroom with en-suite
- Kitchen/breakfast room
- Tarmacadam drive with parking for multi vehicles
- Single garage
- Landscaped rear garden
- Not overlooked
- Outside entertaining area
- Popular residential location
- Energy Rating- B



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 regarding 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

Enter into the hall where stairs rise to the first floor. A door provides access to a bright and airy sitting room with attractive bay window which overlooks the front aspect. The kitchen/breakfast room runs across the rear of the property and is fitted with a variety of neutral wall and base kitchen cabinets and cutlery and pan drawers with work surface over. There is a free standing central island unit and fitted appliances include a double electric oven and grill, gas hob with extractor fan over, fridge/freezer and dishwasher with space and plumbing for a washing machine.

The floor is fitted with contemporary wood effect luxury vinyl and double patio doors with glazed panels either side open to the rear garden. A cloakroom is accessed off the inner hall between the sitting room and kitchen and is fitted with wood effect flooring, wall hung wash hand basin and wc.



First Floor

A galleried landing has stairs rising to the second floor and doors leading to two double bedrooms and the family bathroom. Bedroom two overlooks the rear aspect and benefits from a 'Jack n Jill' bathroom fitted with bath with shower and screen over, wc, wash hand basin and separate shower enclosure. Bedroom three is being used by the current owners as a dressing room.

Second Floor

The principal bedroom provides spacious accommodation along with fitted wardrobes to one wall and a part tiled ensuite fitted with wc, wash hand basin, chrome and glass shower enclosure and vinyl flooring. A Velux window affords natural light.

Outside

The front of the property has been designed to be particularly low maintenance with slate borders bounded by mature hedging to the front. A tarmac drive provides parking for vehicles in front of the single garage. A side gate provides access to the beautiful landscaped garden which features low maintenance astro turf edged with attractive white stones. There is a wooden decked area and a wonderful covered outside entertainment area with polycarbonate pitched roof and pull out screening. Close board fencing is painted in a light shade of grey which complements the rear of the entertaining area.

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

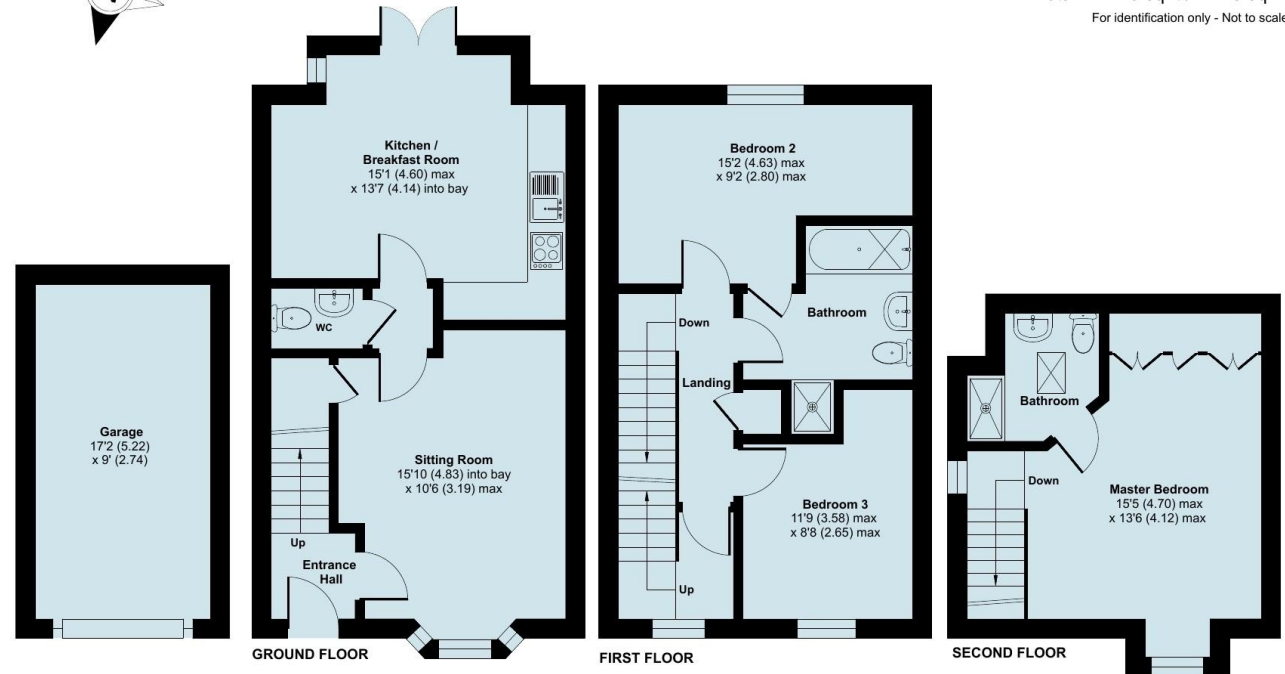
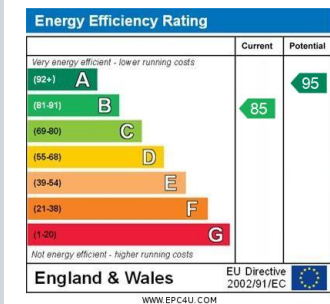
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1479627

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Approximate Area = 1061 sq ft / 98.5 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1215 sq ft / 112.8 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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