



EDWARD KNIGHT
ESTATE AGENTS

15 PARK VIEW, HOULTON, RUGBY, CV23 1EB

£325,000





PROPERTY SUMMARY

Situated within the highly sought-after community of Houlton, this stylish contemporary semi-detached home enjoys an attractive position overlooking the park and offers beautifully presented, versatile accommodation arranged over two floors, making it an ideal purchase for first-time buyers, growing families, or investors alike.

Externally, the property benefits from a private rear garden, fully enclosed by fencing and predominantly laid to lawn, with a paved pathway and a two off road parking spaces.

Internally, the home is bright, spacious, and immaculately maintained throughout. The ground floor features a welcoming entrance hall, a convenient cloakroom/WC, and an impressive open-plan living, dining, and kitchen area, creating the perfect setting for modern family life and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.



To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys delightful views across the park and further benefits from its own en-suite shower room, providing a comfortable and private retreat. A central landing completes the first-floor accommodation.

Early internal viewing is highly recommended to appreciate the property on offer.

LOCATION

Houlton is ideally situated for commuters, offering excellent connectivity to the surrounding region and beyond. Major road networks, including the A428, A5, M1, and M6, are all within easy reach, providing seamless access to key commercial and leisure destinations. For those travelling to London, the area benefits from a fast train service to Euston, with journeys taking under 50 minutes, making it a highly attractive location for professionals seeking the convenience of rapid city access.

The community itself is well-served with a range of amenities. Residents can enjoy Houlton's own highly regarded restaurant, The Tuning Fork, offering an excellent dining experience, alongside outstanding educational provision such as St Gabriel's CofE Academy. Additional reputable schools are easily accessible in nearby Rugby, including Ashlawn Academy, Rugby High School for Girls, and Lawrence Sheriff School for Boys, all renowned for their strong academic standards.

Houlton also caters to health, fitness, and leisure enthusiasts. The development is home to a brand-new David Lloyd Gym, featuring a comprehensive range of sporting facilities, a luxurious spa, and an outdoor swimming pool, ensuring residents have everything needed for an active and healthy lifestyle.

The development itself is exceptionally picturesque, with beautifully landscaped parks, tree-lined walkways, and illuminated pedestrian paths weaving throughout the community. These



areas are particularly popular with walkers, joggers, and families, providing a safe and scenic environment to enjoy outdoor activities. With its combination of modern amenities, excellent transport links, and thoughtfully designed green spaces, Houlton offers an enviable lifestyle for families, professionals, and commuters alike.









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		