



4 Bedroom House - Detached
located on Maine Street, Rugby
£440,000

 **UP Estates**



**** SPACIOUS FOUR BEDROOM DETACHED FAMILY RESIDENCE - NHBC WARRANTY REMAINING - WC, UTILITY ROOM, ENSUITE & BATHROOM - TWO RECEPTION ROOMS & KITCHEN DINER - SOUGHT AFTER HOULTON LOCATION **** This is an exceptional opportunity to obtain a spacious detached family home on Maine Street, Houlton, built by Morris Homes in 2020. Very briefly comprising; driveway, garage. porch, hall, WC, sizable lounge, family kitchen diner, utility room, study and landscaped garden all to the ground floor. On the first floor off of the landing are four well proportioned bedrooms, bedroom one boasts ensuite shower room, followed by the family bathroom. Call now to view!

£440,000

- SIZABLE FOUR BEDROOM DETACHED FAMILY RESIDENCE
- HIGHLY SOUGHT AFTER DEVELOPMENT
- WC, UTILITY, ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- NHBC WARRANTY REMAINING
- LOVELY LANDSCAPED GARDEN





LOCATION

Located conveniently for commuters with easy access to the region's central motorway networks (M1/M6 and M45) and only a ten-minute drive from the town centre where Rugby Railway station operates mainline services to London Euston. Houlton is ground breaking New Town development set within 1200 acres of countryside on the outskirts of Rugby with the M1 and national motorway network within easy reach. The development is on the former site of Rugby's landmark 1920's radio station and offers thoughtful planning, nature on your doorstep and a fantastic range of amenities including the Tuning Fork restaurant, The Exchange Co Working Space, The Barn for community based events, a thriving Co Op supermarket, a wide range of nature trails, a childrens' play park, Old Station Nursery, Houlton Secondary School, St Gabriel's Primary School and a David Lloyd Gym.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce



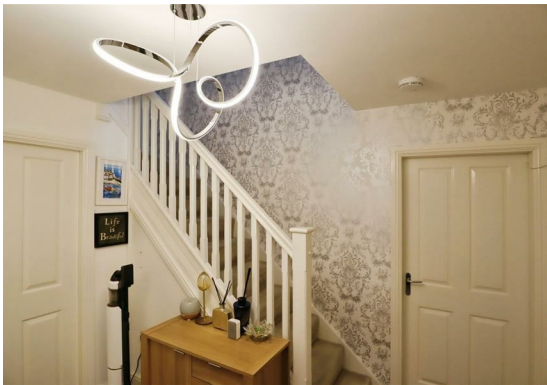
identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



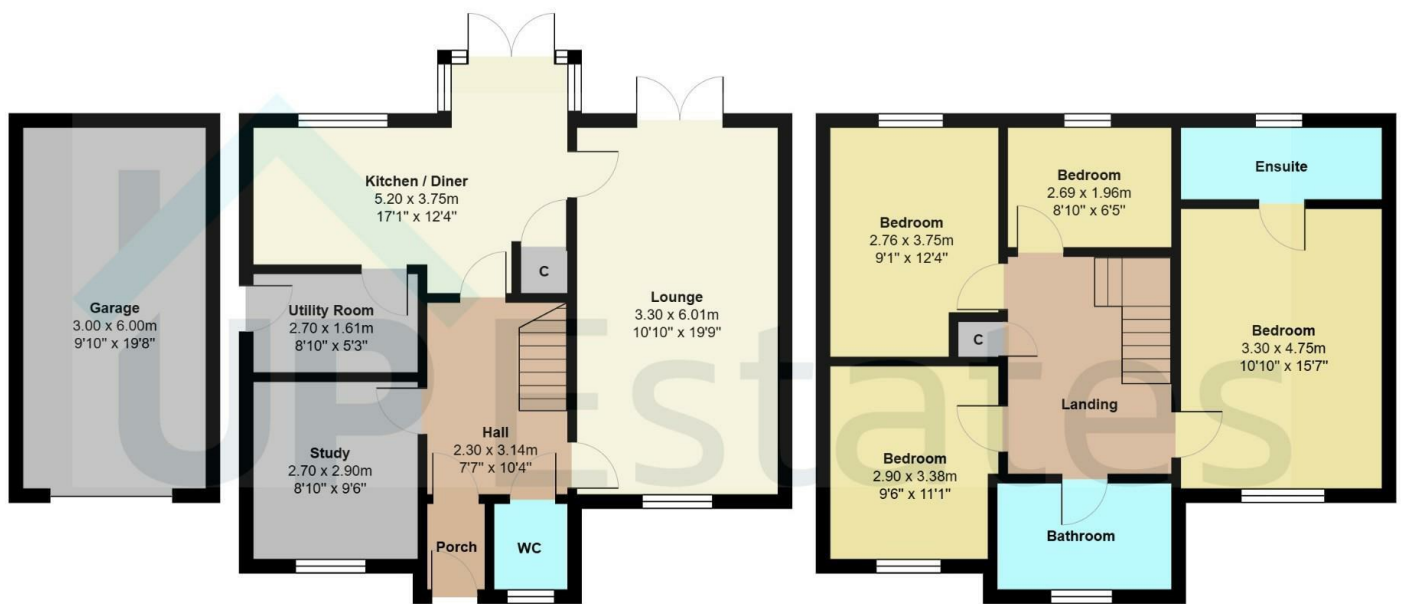
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Maine Street, Houlton, Rugby





Total Area: 139.6 m² ... 1503 ft²
 All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
 Rugby
 CV21 2PE

E: rugby@upestates.co.uk
 T: 01788 729922

