

# Property Details

19 Coleman Close, Crick,  
Northamptonshire, NN6 7GB

Guide Price **£450,000**



# Property Photos

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Creation Date  
**01/04/2026**

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# Property Floor Plans

19 Coleman Close, Crick, Northamptonshire, NN6 7GB

Ground Floor



First Floor



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# Property Info

19 Coleman Close, Crick, Northamptonshire, NN6 7GB

## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

1

## Tenure Type

Freehold

## Floor Area

1367

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Double Glazing, Gas Central

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£450,000

## Land Size

-

## Age of Property

-

## Year Built

2016

## New Home

No

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# Property Features

19 Coleman Close, Crick, Northamptonshire, NN6 7GB

## Feature 1

Four Bedroom Detached Family Home

## Feature 2

Quiet Cul-de-sac Village Position

## Feature 3

Large Kitchen Dining Family Room

## Feature 4

Driveway Parking With Covered Carport And Detached Garage With Conversion Potential

## Feature 5

Larger Than Average Rear Garden

## Feature 6

Main Bedroom With En Suite And Triple Wardrobe

## Feature 7

Flexible Bedrooms Or Home Office Space

## Feature 8

No Ongoing Estate Maintenance Charges

## Feature 9

Energy Efficient Home With Epc B

## Feature 10

Highly Sought After Village Of Crick

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# Property Description

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## Four Bedroom Detached Property For Sale in Crick, Northamptonshire

Four Bedroom Detached Property For Sale in Crick, Northamptonshire

Before considering anything, we do strongly encourage everyone to read through the property description and watch the property video to get a real feel for this home. There are a lot of attractive features to this home that you may not realise at first sight offering just over 1,300 sq. ft. of modern, practical living space

Tucked away in a quiet cul-de-sac on the popular Fallowfields development, this is one of those homes that feels immediately ready to move into. Built in 2016, it offers a really well balanced layout, generous room sizes and a finish that has clearly been well looked after, making it ideal for families, young couples working from home or those looking to downsize without losing space.

From the moment you step inside, the difference in space is noticeable. The hallway is wider than you would usually expect, with open space beneath the stairs rather than the usual boxed-in cupboard, giving a much more welcoming and practical feel. There's a downstairs WC and doors leading through to both the lounge and the main living space (the kitchen/diner/family room) at the rear.

The lounge sits to the front of the house and is a comfortable, well-proportioned room with a bay window bringing in plenty of natural light. It's a calm, separate space which works well for evenings in or as a quieter retreat away from the main hub of the home.

To the rear, the kitchen/dining/family room is where this house really comes into its own. It runs across the full width of the property and has been set up in a way that suits everyday life. There's plenty of room for a dining table, a sofa area and lots of kitchen space, with French doors opening straight out onto the garden. The kitchen itself is modern and practical, with integrated appliances including a fridge/freezer, dishwasher, hob and oven, along with a handy utility cupboard to keep things neatly out of sight.

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Upstairs, the extra space created by the carport below makes a real difference. The main bedroom is a standout, offering a generous footprint, a full wall of fitted wardrobes and its own en-suite shower room. The second bedroom is also a particularly large double, easily big enough to accommodate both sleeping and workspace if needed. It is also dual-aspect which is another nice feature.

Bedrooms three and four continue the theme of good proportions, both with fitted wardrobes and flexibility depending on how you want to use them. The family bathroom is modern, clean and well finished.

Outside, the garden is another strong point. Its a great size for a newer home, mainly laid to lawn with a patio area just off the house. It catches the sun towards the rear for much of the day, making it a space thats very usable for both relaxing and entertaining.

Parking is well catered for with a driveway, covered carport and a detached garage, giving space for multiple vehicles. The garage also offers future potential, with approved planning permission previously approved to convert it into additional living space, with a link through to the main house. Further details can be provided on request.

The garage loft is fully boarded, and there are two additional loft spaces within the house for storage.

Being a modern build, the property benefits from an EPC rating of B, gas central heating and up-to-date electrics, so its efficient and straightforward to run. There are also no estate maintenance charges, which is increasingly rare and a real advantage.

Coleman Close is a quiet and well regarded spot within Crick, just a short walk from the village amenities, primary school and canal walks. Crick itself remains a popular choice for buyers thanks to its strong community feel and excellent transport links, making it ideal

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whether you're commuting or working more flexibly from home.

It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal.

You also have a local Co-op, Post Office and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink.

Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way!)

Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group.

Crick is home to Aspire Wellness Community - a friendly local fitness hub offering a variety of group classes. From strength training and cardio to core conditioning, ladies only sessions, retro aerobics, indoor cycle, yoga, Pilates, and social sessions for all ages and abilities.

A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles.

Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School.

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Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham.

Overall, this is a home that offers more space than you might expect, both inside and out, in a setting that feels settled and convenient.

TENURE: Freehold

COUNCIL TAX BAND: E

EPC: B

The approximate measurements for this property are as follows:

## GROUND FLOOR

### LOUNGE

5.33m x 3.58m (17' 6" x 11' 9")

### KITCHEN / DINER / FAMILY ROOM

5.89m x 3.16m (19' 4" x 10' 4")

### DETACHED GARAGE

5.97m x 3.04m (19' 7" x 10' 0")

## FIRST FLOOR

### BEDROOM ONE

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4.85m x 4.34m (15' 11" x 14' 3")

## BEDROOM TWO

5.59m x 3.12m (18' 4" x 10' 3")

## EN-SUITE

2.22m x 1.46m (7' 3" x 4' 9")

## BEDROOM THREE

3.45m x 2.98m (11' 4" x 9' 9")

## BEDROOM FOUR

3.12m x 2.40m (10' 3" x 7' 10")

## BATHROOM

2.15m x 1.90m (7' 1" x 6' 3")

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