



Ellis Brooke



17 Lincoln Drive

Houlton, Rugby, CV23 1BS

Guide price £335,000



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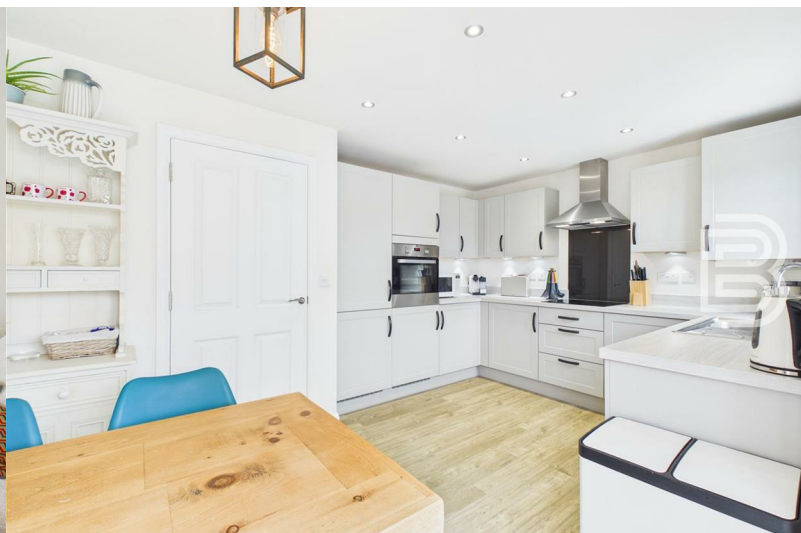
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Entrance

Composite front door. Amtico flooring. Doors to Lounge and WC. Radiator.

Guest WC

Low flush WC. Half height tiling. Pedestal wash hand basin. Extractor. Amtico flooring. Radiator. Inset spotlights.

Lounge

Double glazed walk-in bay window to the front aspect. Two radiators. Under-stairs cupboard. Door to Inner Lobby.

Inner Lobby

Door to Kitchen/Diner. Radiator. Stairs to first floor.

Kitchen/Diner

Double glazed window and French Doors to the rear aspect. Radiator. Inset spotlights. Range of base and eye level units with work surfaces over and under cabinet feature lighting. Integrated fridge and freezer. Integrated dishwasher. Integrated oven with induction hob and extractor. Integrated washing machine. Sink/drainage with mixer tap. Amtico flooring. Cupboard housing combination boiler.

Landing

Doors off to two bedrooms and family bathroom. Storage cupboard. Door to top floor stairwell.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Heated towel rail. Extractor. Inset spotlights. Low flush WC. Pedestal wash hand basin. Panelled bath with shower over. Tiling to splashbacks.

Stairwell

Stairs to top floor bedroom. Double glazed window to the front aspect. Small under-stairs storage area. Radiator.

Bedroom One (Top Floor)

Double glazed window to the front aspect and two roof light windows to the rear. Two radiators. Door to En-Suite. Loft access hatch. Eaves access hatch. Fitted wardrobes.

En-Suite

Roof light window to the rear aspect. Half height tiling. Extractor. Shaver point. Enclosed shower cubicle. Low flush WC. Pedestal wash hand basin. Inset spotlights. Heated towel rail.

Frontage & Parking

Driveway providing side-by-side parking for 2 cars. Shallow low maintenance frontage. Pathway with side access gate into rear garden.

Rear Garden

Enclosed by timber fencing. Full width patio. Pleasant flower and shrub borders. Side access

gate. Hard-standing ideal for a medium sized shed. Outside lighting.

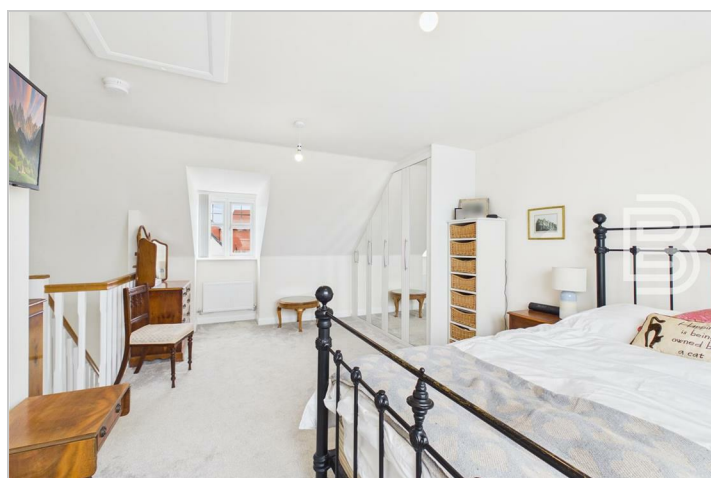
Houlton Information

Freehold Property

This property has an applicable annual service charge of £105 (2025 figure)

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



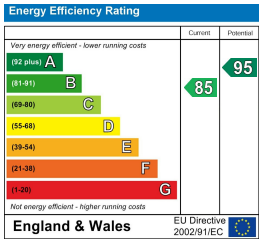
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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