



19 Moors Lane

HOULTON, RUGBY, CV23 1BT

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



What a catch! This three bedroom house built in 2022 is the ideal family home boasting two family rooms, an abundance of built-in storage space, a home office/gym and is situated within easy access of peaceful nature trails, essential amenities and renowned schooling.

Property at a glance

Freehold Semi-Detached Home

Three Generous Double Bedrooms

Parking For Up To Three Cars

Home Office/Gym

Open Plan Kitchen-Dining-Living Room

Spacious Rear Garden

Excellent Commuter Transport Links

Retail Park Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - B





It's a pleasure to introduce you to this beautifully presented three storey semi-detached family home! Built in 2022 by the famous David Wilson Homes developer, known for their high quality homes, this gorgeous home is immaculately presented inside and out with a range of modern fixtures and fittings, what's more this home benefits from a 7 year NHBC warranty offering the lucky new homeowners peace of mind. The property offers three bedrooms with an excess of built-in storage space, two bathrooms and a ground floor cloakroom, a home-office/gym and an impressive open-plan kitchen-dining-living room and parking for two cars at the front of the property with one communal visitor parking space.

This beautifully presented three storey family home offers a natural green rear garden. This garden offers a spacious patio which is perfect for summertime barbeques and alfresco dining with family and friends. The private rear garden offers a summer house next to a beautiful vertical living green wall softening the edge of the garden. Contributing to the sense of peacefulness is a view of the fields on the other side of the Oxford Canal to the side of this beautiful family home.

This generous home is very well situated being on the periphery of the highly sought after Houlton area and is located just minutes away from Rugby, residents are drawn here thanks to the excellent commuter links and convenient access to the brand new David Lloyd gym and spa, the popular Tuning Fork restaurant, fantastic local primary and secondary schooling and easy access to the picturesque Oxford Canal Walk and Normandy Hill.

“For me there are few properties that come to the market that compare to this property, I love that it's situated on a very quiet cul-de-sac with the Oxford canal just a stones toss away!”



The Seller's View

"When we were looking for our home we loved that it is a newly built energy efficient house on a quiet cul-de-sac. It's in the catchment area for outstanding and good Ofsted-rated primary and secondary schools. Oxford Canal & Normandy Hill walks are very nearby and it's within walking distance to amenities like the Co-Op & local Tuning Fork restaurant & pubs. The neighbourhood feels very safe for kids so they can bike to the park and school, giving them some independence. This home is 3 minutes' drive to the motorway, and 15 minutes' drive to Draycote Water & Ryton pools which has been perfect for us!"

"Each bedroom is a spacious double bedroom with wall-to-wall built-in wardrobes which means that we have lots of storage space. We like that there is a toilet on every floor, We have friendly neighbours and having Normandy Hill and Oxford Canal walks so close is ideal!"



"Our favourite room – The Kitchen-Dining-Living Room"

Directions

Heading North on the M1, take the junction 18, take the exit to A5/A428. Keep left and merge onto A428/A5. Keep left to continue towards A428. At the roundabout, take the 2nd exit and stay on A428. At Halfway House Roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. Turn right onto Station Avenue. Turn left onto Lincoln Drive. Turn left onto Hemingbrough Road Turn right onto Moors Lane. Turn left, 19 Moors Lane, Houlton, Rugby CV23 1BT will be on the right.

Services

Mains gas, mains electricity, mains water and broadband are connected.

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - D

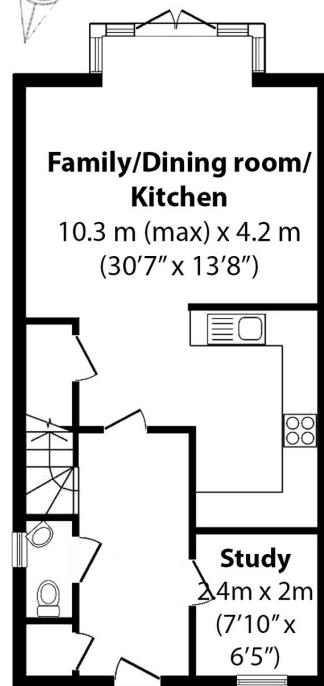
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

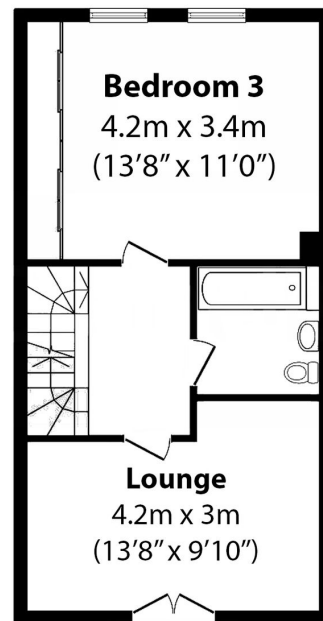
Amenties/Distances

Town Centre 3.2 miles
Primary Schools 0.7 miles
Train Station 3.3 miles
Motorway links 2.0 miles
Airport 26.4 miles
Nearest City 14.9 miles
Bus Station 0.3 miles
University 14.3 miles
Hospital 3.1 miles

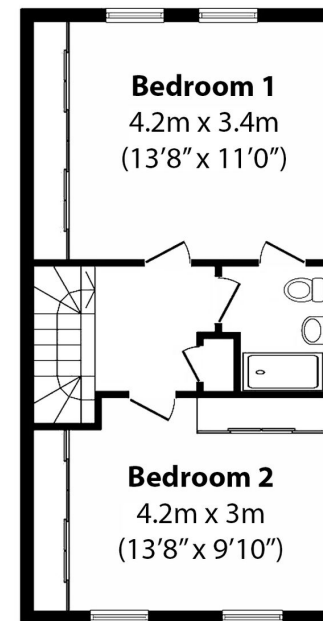
Moors Lane, Rugby, CV23



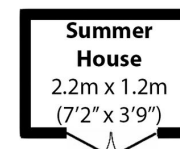
Ground Floor



First Floor



Second Floor



**Total Approximate
area - 115 sq.m. /
1242 sq.ft.**

Not to scale - for identification only

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		94
B (81-91)	85	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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