

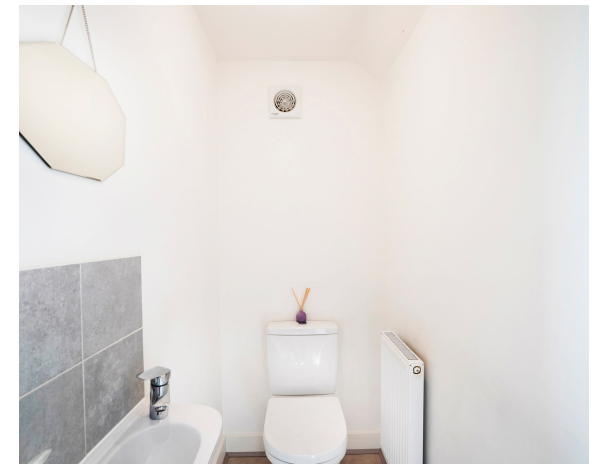


6 Lee Drive

HOULTON, RUGBY, CV23 1AG

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



What a catch! This three-bedroom semi-detached home is perfect for families! Boasting an open-plan kitchen diner, a wealth of built-in storage space, a primary bedroom with an ensuite, large private garden, essential amenities and popular local schooling.

Property at a glance

Freehold Semi-Detached Home

Three Generous Double Bedrooms

Parking For Up To Four Cars

Primary Bedroom with En-suite

Open-Plan Kitchen-Dining Room

Spacious Private Rear Garden

Excellent Commuter Transport Links

Local Shops 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! This gorgeous home is immaculately presented inside and out with a range of modern fixtures and fittings. The property offers three bedrooms with an excess of built-in storage space, two bathrooms and a ground floor cloakroom, spacious living room with a bay window, an impressive open-plan kitchen-dining room and a spacious driveway able to accommodate three cars and one more in the garage for a total of four parking spaces.

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. What's more, this garden is especially private as there are no neighbours overlooking the back of the house and you have an expansive view of the sky and fields behind.

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, Houlton Children's Park and the picturesque Oxford Canal Walk.



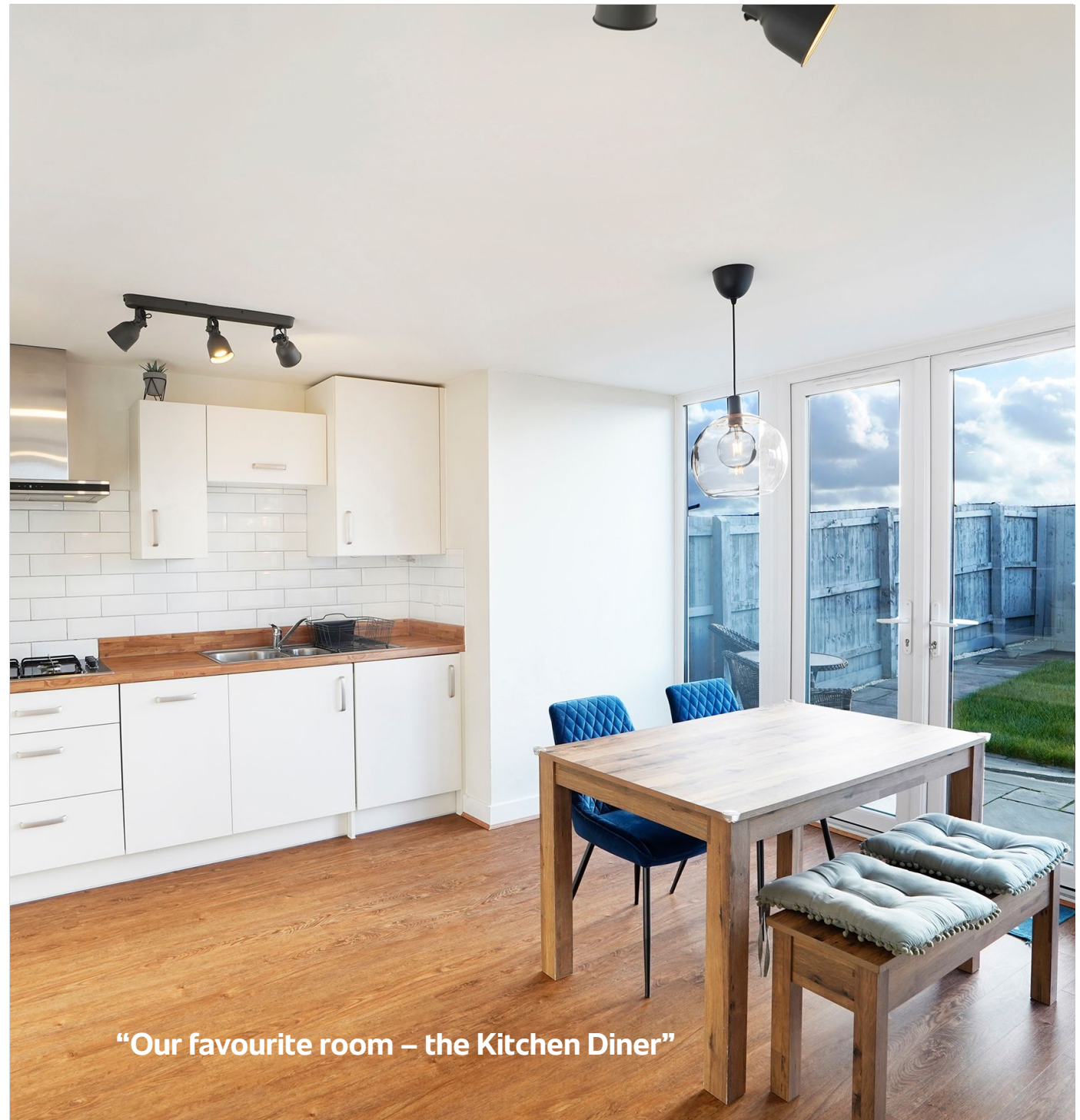
“For me there are few properties that come to the market that compare to this property, the space it offers as well as the beautiful views of open fields to the rear make this a very special find!”

The Seller's View

"Our favourite time of the year is summertime as it is so nice sitting out in the garden with a drink, listening to the peace and quiet and enjoying the fresh air. We're not overlooked by anyone and those gorgeous views to the back of the property make the summertime the best - not to mention the beautiful sunsets!"

"We brought it as it was in a lovely location and a good size for us, the room sizes are really good and those views out the back are gorgeous especially in the evenings when the sun sets. We also love how quiet it is and we love the community feel of the village"

"We've installed an adventure playground in our garden and some of our fondest memories here have been of our family playing outside in the rear, whilst being in the safety of our own home, its been fantastic!"



Directions

Heading South on the M1, take the junction 18 A428 exit to A361/Daventry/Rail Freight Terminal. At Crick Interchange, take the 3rd exit onto A428/A5. Keep left to continue towards A428. Merge onto A428. At the roundabout, take the 2nd exit and stay on A428. At Halfway House Roundabout, take the 2nd exit and stay on A428. Continue on Houlton Way. At the roundabout, take the 3rd exit onto Houlton Way. Turn left to stay on Houlton Way. Turn right onto Pinetree Way. Turn right and 6 Lee Drive, Rugby, CV23 1AG will be on the right.

Services

Main water, gas, electric and ultrafast broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Main Street, Rugby, CV21 5QA
www.rugbycouncil.gov.uk
Tel 01788 823456
Tax band - D

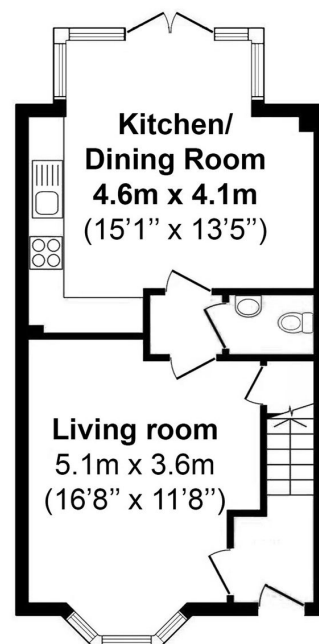
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960882807
henry@thepropertyexperts.co.uk

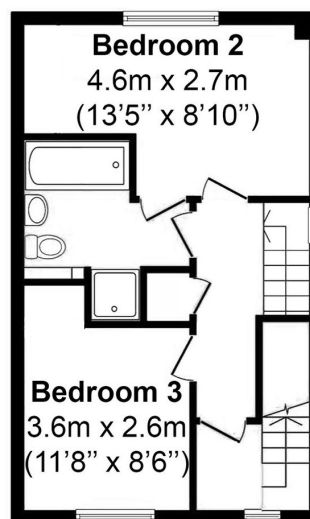
Amenities/Distances

Town Centre 4.2 miles
Primary Schools 0.2 miles
Train Station 4.4 miles
Motorway links 1.6 miles
Airport 28.2 miles
Nearest City 17.8 miles
Bus Stop 0.5 miles
University 17.5 miles
Hospital 4.3 miles

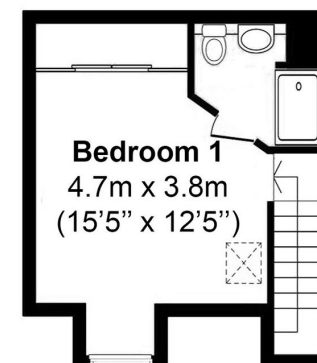
Lee Drive, Houlton, Rugby, CV23



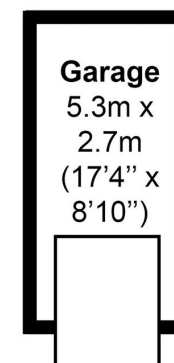
Ground Floor



First Floor



Second Floor



Total approximate area - 126.99 sq.m. / 1366 sq.ft.

House - 112.68 sq.m. / 1212 sq.ft.

Garage - 14.31 sq.m. / 154 sq.ft.

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		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		95
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

The **Rugby** Property Expert

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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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