



EDWARD KNIGHT
ESTATE AGENTS

4 LEE DRIVE, HOULTON, RUGBY, CV23 1AG

£239,950





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to offer for sale this beautifully presented two-bedroom semi-detached property built by Davidson homes in the sought after area of Houlton. This beautiful home has been kept in show home condition and includes a variety of fixtures and fittings throughout the property as well as the addition of built in wardrobes and the remainder of its NHBC guarantee.

The accommodation comprises of; hallway area, lounge, kitchen/dining area, downstairs WC, two bedrooms, a family bathroom with separate shower and off road parking.

LOCATION

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to Euston, London operating regularly with under 50 minute travel time. Houlton itself has its very own, and very well-regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's CofE Academy. There are various other well regarding schools close by including Ashlawn Academy High School, Rugby High School For Girls is and Lawrence Sheriff School For Boys is easily reached in the town centre.

The development itself is considered picturesque, there are numerous parks and beautiful lit walkways provide pedestrian access around the entire area which prove popular with avid walkers and joggers.

GROUND FLOOR

The property is accessed via a double glazed front door into the hallway area with stairs that rise to the first floor. A beautiful Amtico floor continues into the dual aspect lounge with boasts light from double opening patio doors and a front facing window overlooking the pretty street and featured green area opposite the property. The kitchen is also dual aspect and includes a modern kitchen with a variety of integrated appliances, there is a door to the rear garden and access to a ground floor WC with wash hand basin.

LOUNGE

10' 10" x 17' 5" (3.3m x 5.31m)

KITCHEN/DINER

10' 9" x 17' 5" (3.28m x 5.31m)

CLOAKROOM

3' 8" x 5' 5" (1.12m x 1.65m)





FIRST FLOOR

The first-floor landing has a spacious airing cupboard and window which faces south with views over open space and the Houlton CoFE junior school beyond. There is a modern family bathroom with separate shower cubicle and two double bedrooms with built in wardrobes which offer views across the pretty tree lined street Lee Drive.

MASTER BEDROOM

13' 10" x 10' 1" (4.22m x 3.07m)

BEDROOM TWO

10' 11" x 12' 6" (3.33m x 3.81m)

FAMILY BATHROOM

7' 5" x 7' 1" (2.26m x 2.16m)

OUTSIDE

There is a small feature fore garden and pretty storm porch to the front of the property with side driveway providing parking for several vehicles and gated access to the garden. The rear garden is fenced to all boundaries and includes a patio area, lawned space and timber framed shed.

14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements