



EDWARD KNIGHT
ESTATE AGENTS

36 LAUDS ROAD, CRICK, NORTHAMPTON, NN6 7TJ

£299,950





PROPERTY SUMMARY

We are delighted to present this well presented, versatile three bedroom semi detached dormer bungalow located within the sought after village of Crick.

In brief, the ground floor accommodation comprises of an entrance hall, refitted kitchen/breakfast room, good sized lounge/dining room, master bedroom and wet room. To the first floor there are two well proportioned bedrooms, with guest bedroom benefitting from ensuite bathroom with roll top free standing bath.

Externally the property benefits from gardens to three sides of the property, including a low maintenance lawned side garden and to the rear is a paved patio area ideal for alfresco dining. There is also a driveway providing ample off road parking leading to single garage. The property also benefits from solar panels which are owned by the current owner.



This property is being offered for sale with no onward chain, viewings are strictly by appointment with the selling agent, early inspection is strongly recommended.

LOCATION

Crick is a pretty village set within rolling Northamptonshire countryside, some six miles East of Rugby. Within the village itself, local amenities include a supermarket, post office, several public houses and a well regarded primary school. Secondary schooling is available at Rugby and Guilsborough and there is a good selection of private schools at Rugby, Upton, Spratton and Maidwell.

Crick is set on the Grand Union Canal and has a large marina which hosts the annual Crick Boat Show which is always very well attended. The village is well positioned for the commuter thanks to excellent access to the motorway and trunk road networks. Rugby railway station also offers a frequent fast train service to London Euston in just under 50 minutes.







ENTRANCE HALL

9' 11" x 6' 1" (3.02m x 1.85m)

LIVING ROOM

21' 1" x 14' 1" (6.43m x 4.29m)

KITCHEN

15' 1" x 8' 2" (4.6m x 2.49m)

BEDROOM ONE

13' 1" x 12' (3.99m x 3.66m)

WETROOM

7' x 6' (2.13m x 1.83m)

BEDROOM TWO

11' 1" x 10' 1" (3.38m x 3.07m)

ENSUITE

10' 10" x 7' (3.3m x 2.13m)

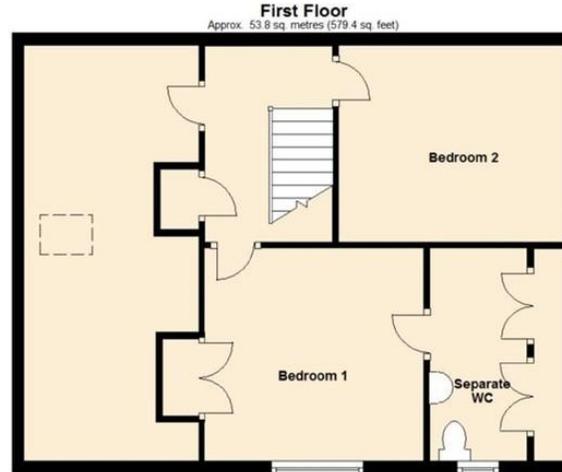
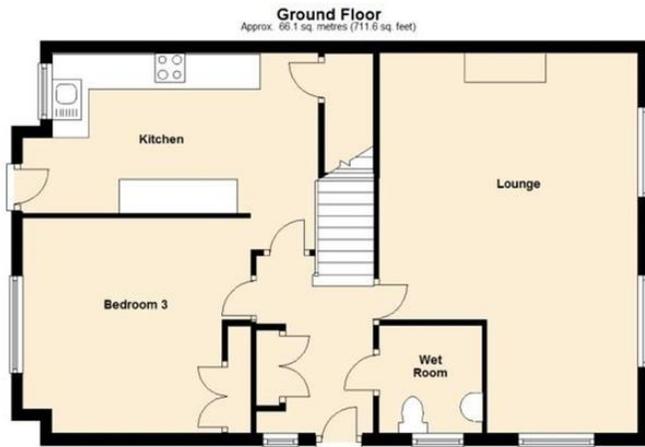
LOFT ROOM

21' x 9' 1" (6.4m x 2.77m)

BEDROOM THREE

11' 10" x 8' 3" (3.61m x 2.51m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		