



EDWARD KNIGHT
ESTATE AGENTS

17 PARK VIEW, HOULTON, RUGBY, CV23 1EB

£300,000





PROPERTY SUMMARY

Situated in the highly desirable Houlton community, this contemporary semi- detached home occupies an attractive position overlooking the park. Offering beautifully presented and versatile accommodation across two floors, it is an excellent choice for first- time buyers, growing families, or investors.

The property features a private rear garden, fully enclosed by fencing and mainly laid to lawn, complemented by a paved pathway and two off- road parking spaces.

Inside, the home is bright, spacious, and impeccably maintained. The ground floor includes a welcoming entrance hall, a convenient cloakroom/WC, and a stunning open- plan living, dining, and kitchen area-perfect for modern family living and entertaining. French doors lead directly to the rear garden, creating a seamless connection between indoor and outdoor spaces.

Upstairs, there are three well- proportioned bedrooms and a stylish family bathroom. The principal bedroom enjoys lovely views across the park and benefits from its own en- suite shower room, offering a comfortable and private retreat. A central landing completes the first- floor layout.

Early viewing is strongly advised to fully appreciate the quality and appeal of this home.

LOCATION

Houlton is ideally situated for commuters, offering excellent connectivity to the surrounding region and beyond. Major road networks, including the A428, A5, M1, and M6, are all within easy reach, providing seamless access to key commercial and leisure



destinations. For those travelling to London, the area benefits from a fast train service to Euston, with journeys taking under 50 minutes, making it a highly attractive location for professionals seeking the convenience of rapid city access.

The community itself is well-served with a range of amenities. Residents can enjoy Houlton's own highly regarded restaurant, The Tuning Fork, offering an excellent dining experience, alongside outstanding educational provision such as St Gabriel's CofE Academy. Additional reputable schools are easily accessible in nearby Rugby, including Ashlawn Academy, Rugby High School for Girls, and Lawrence Sheriff School for Boys, all renowned for their strong academic standards. Houlton also caters to health, fitness, and leisure enthusiasts. The development is home to a brand-new David Lloyd Gym, featuring a comprehensive range of sporting facilities, a luxurious spa, and an outdoor swimming pool, ensuring residents have everything needed for an active and healthy lifestyle.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

33' 03" x 14' 11" (10.13m x 4.55m)

W.C

5' 0" x 2' 06" (1.52m x 0.76m)

MASTER BEDROOM

10' 11" x 11' 06" (3.33m x 3.51m)

BEDROOM TWO

13' 10" x 7' 04" (4.22m x 2.24m)

BEDROOM THREE

10' 01" x 8' 02" (3.07m x 2.49m)



IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are







carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes

only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property. Edit | De



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