



3 Bedroom House - Semi-Detached
located on Maine Street, Rugby
Offers Over £320,000

UP Estates



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**** DECEPTIVELY SPACIOUS SEMI-DETACHED FAMILY HOME - MULTI-CAR PARKING - WC, ENSUITE & BATHROOM, THREE DOUBLE BEDROOMS - KITCHEN/DINER - SOUGHT AFTER LOCATION **** This beautifully presented semi-detached home, built by Crest Nicholson, enjoys a sought-after position within the thriving Houlton development.

The accommodation is modern, bright and thoughtfully arranged. The ground floor comprises an inviting entrance hall with a guest WC, a spacious living room with French doors opening directly onto the private rear garden, and a stylish kitchen diner complete with contemporary cabinetry, integrated appliances oven, hob, extractor and included appliances dishwasher and fridge/freezer, there is also plenty of room for family dining.

Upstairs, there are three well-sized bedrooms. Bedroom one benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a sleek, modern family bathroom. The loft is partially boarded for storage, with light and ladder.

The rear garden is initially paved followed by lawn, storage shed, and a mix of panel fencing and a brick boundary wall for privacy. There is a generous driveway to for multiple vehicles at the rear.

Houlton itself offers an exceptional range of amenities, including the highly regarded Tuning Fork restaurant, reputable primary and secondary schools, the David Lloyd flagship Gym and Health Centre, and numerous green spaces and play parks. The area is perfectly placed for commuters, with regular bus routes, convenient access to the M1, M6 and M45, and Rugby railway station just a ten-minute drive away—providing fast mainline services to London Euston in under 50 minutes.

Additional benefits include gas central heating, double glazing, and approximately four years remaining on the NHBC warranty. A yearly service charge of around £378 covers the maintenance of the wider development.

Offers Over £320,000

- DECEPTIVELY SPACIOUS SEMI-DETACHED HOME
- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS & WC
- NHBC WARRANTY REMAINING
- MULTI-CAR PARKING
- KITCHEN/DINER WITH APPLIANCES





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

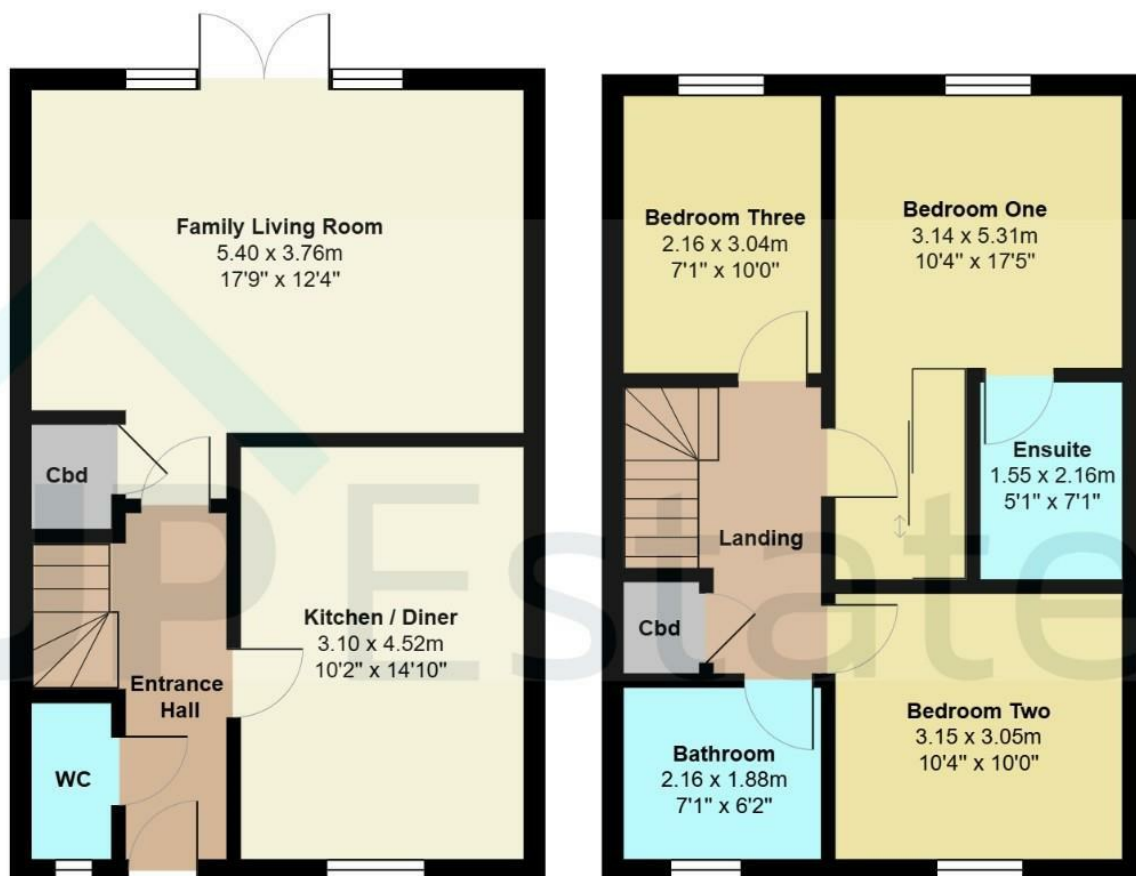
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Maine Street, Houlton, Rugby





Total Area: 91.4 m² ... 984 ft²

All measurements are approximate and for display purposes only

CONTACT

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