14 Preston Close
Houlton
RUGBY
CV23 1BU

£1,700 Per Month

- FOUR BEDROOM
- UNFURNISHED
- OPEN PLAN LIVING
- DOWNSTAIRS W.C.
- OFF ROAD PARKING
- DETACHED FAMILY HOME
- AVAILABLE NOW
- ENSUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- ENERGY EFFICIENCY RATING B

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AVAILABLE NOW A four bedroom detached family home located in Houlton. Benefitting from a spacious lounge, open plan kitchen/breakfast/living area, ground floor wc, converted garage ideal for a home office or gymnasium, ensuite facilities, a family bathroom, an enclosed rear garden, and off road parking for several vehicles. **UNFURNISHED**
Located conveniently for commuters with easy access to the region's central motorway networks (M1/M6 and M45) and only a ten-minute drive from the town centre where Rugby Railway station operates mainline services to London Euston. Houlton has local shops and amenities, including a highly regarded restaurant, primary and secondary schools and a David Lloyd Club gym.

Accommodation Comprises
Entry via composite door into:

Entrance Hall
Stairs rising to first floor. Radiator. Storage cupboard. Window to front aspect. Vinyl floor covering. Door to:

Ground Floor WC
To comprise: low level w.c. and pedestal wash hand basin. Vanity storage unit. Radiator. Tiling to splash areas. Extractor fan.

Lounge
22'10" x 10'3" (6.96m x 3.14m)
Window to front aspect. Twin fully glazed doors opening to rear garden. Two radiators.

Kitchen / Breakfast / Family Room

Kitchen Area
19'9" x 8'8" (6.04m x 2.66m)
Fitted with a range of base and eye level units. Work surface space incorporating an acrylic sink unt with mixer tap over. Built in appliances to include: oven, hob, extractor fan, fridge, freezer, washing machine, and dishwasher. Metro tiling to splash areas. Cupboard housing central heating boiler. Vinyl floor covering. Inset spotlights. Window to front aspect.

Breakfast / Family Area
19'5" x 8'5" max (5.92m x 2.57m max)
Window to rear aspect. Twin fully glazed doors upvc doors to rear garden. Two radiators. Inset spotlights.

First Floor Landing
Walk-in cupboard housing hot water cylinder. Access to loft space. Radiator. Doors to:

Bedroom One
12'11" x 10'3" (3.94m x 3.13m)
Window to front aspect. Built in wardrobes to one wall. Radiator. Door to:

Ensuite
With suite to comprise: shower cubicle with mixer shower, low level w.c. with concealed cistern, and pedestal wash hand basin. Tiled walls. Radiator. Extractor fan. Inset spotlights. Vinyl floor covering. Frosted window to front elevation.

Bedroom Two
11'7" x 9'8" (3.54m x 2.96m)
Window to front. Radiator.

Bedroom Three
9'8" x 8'5" (2.97m x 2.59m)
Window to rear. Radiator.

Bedroom Four
7'6" x 10'6" max (2.31m x 3.22 max)
Window to rear. Radiator.

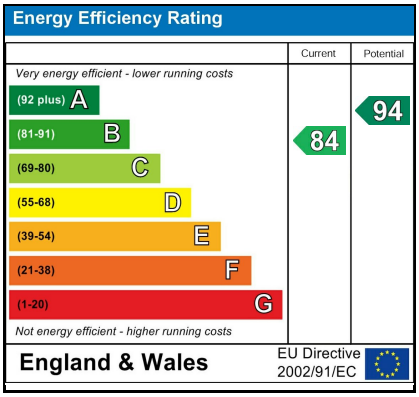
Bathroom
With three piece suite to comprise: panelled bath with mixer shower and shower screen over, pedestal wash hand basin, and low level w.c. Extractor fan. Inset spotlights. Frosted window to rear elevation. Vinyl floor covering. Radiator.

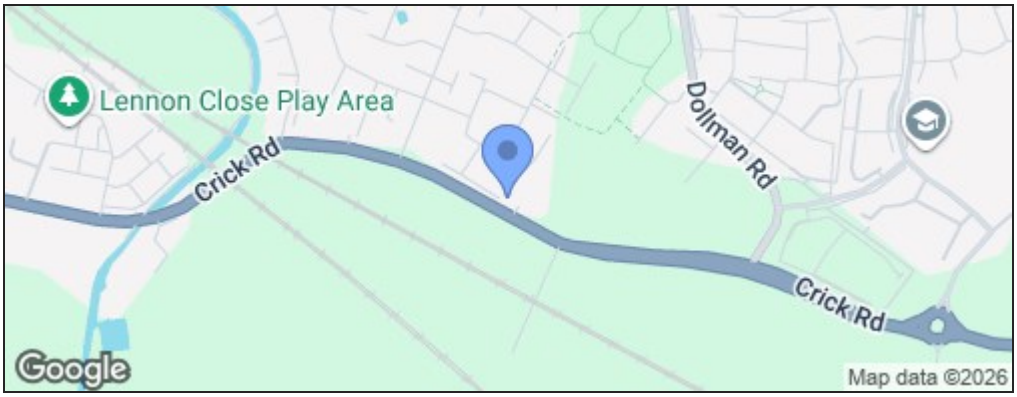
Front Garden
Laid to lawn with flower and shrub borders. Driveway providing off road parking for several vehicles, and leading to:

Garage
20'4" x 10'9" (6.20m x 3.29m)
Up and over style door. High quality flooring. Power and light connected. Bifold doors to garden.

Rear Garden
Paved patio area. Area laid to lawn. Decked area with seating and a pergola. External lighting. Cold water tap. Enclosed by timber panel fencing. Side pedestrian access.

Agents Note
Deposit: £1961.53
Council Tax Band: F
Energy Efficiency Rating: B





Disclaimer

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