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New Meadow Road, Houlton
Asking Price £340,000

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ESTATE AGENTS

New Meadow Road, Houlton, Rugby

Welcome to this modern three-bedroom semi-detached house located on New Meadow Road in the desirable area of Houlton, Rugby. This newly built property, completed in 2025, offers a generous living space of 969 square feet, making it an ideal home for families or professionals seeking comfort and convenience.

As you enter, you will find a spacious lounge that provides a perfect setting for relaxation and entertaining guests. The ground floor also features a convenient cloakroom/W.C., adding to the practicality of the layout. The design of the home is contemporary, with an emphasis on light and space, ensuring a welcoming atmosphere throughout.

The property boasts an enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. Additionally, off-road parking is available, providing ease and security for your vehicles.

Situated in a popular residential location, this home is well-connected to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this stunning new build your own.

Entrance Hall 13'3 x 6'3 (4.04m x 1.91m)

maximum to include the stairs (4.04m x 1.91m maximum to include the stairs)

Doors to

Ground Floor Cloakroom/W.C. 5'9 x 2'10 (1.75m x 0.86m)

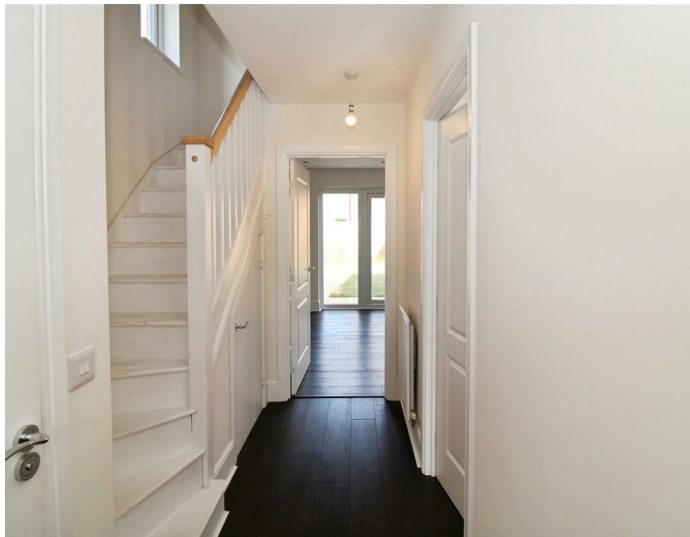
Window, toilet and wash basin.

Lounge 15'8" x 10'11" (4.80m x 3.33m)

Double Glazed Window, radiator.

Kitchen/Dining Room 18'1 x 11'3 (5.51m x 3.43m)

Top and bottom wall units, double glazed French doors opening to the rear garden



Landing

Bedroom One 11'5 x 11'2 (3.48m x 3.40m)

Double glazed window, radiator, fitted wardrobes.

En Suite

Shower, sink, toilet, radiator.

Bedroom Two

13' 11" maximum into wardrobe space x 11' 2" maximum
(4.24m maximum into wardrobe space x 3.40m maximum)

Double glazed window, radiator.

Bedroom Three 8'7 x 8'5 (2.62m x 2.57m)

Double glazed window, radiator.

Family Bathroom 6'7 x 5'6 (2.01m x 1.68m)

Shower over bath, window, toilet and wash hand basin.

Garden

Rear garden with lawn, patio areas and gated side access.

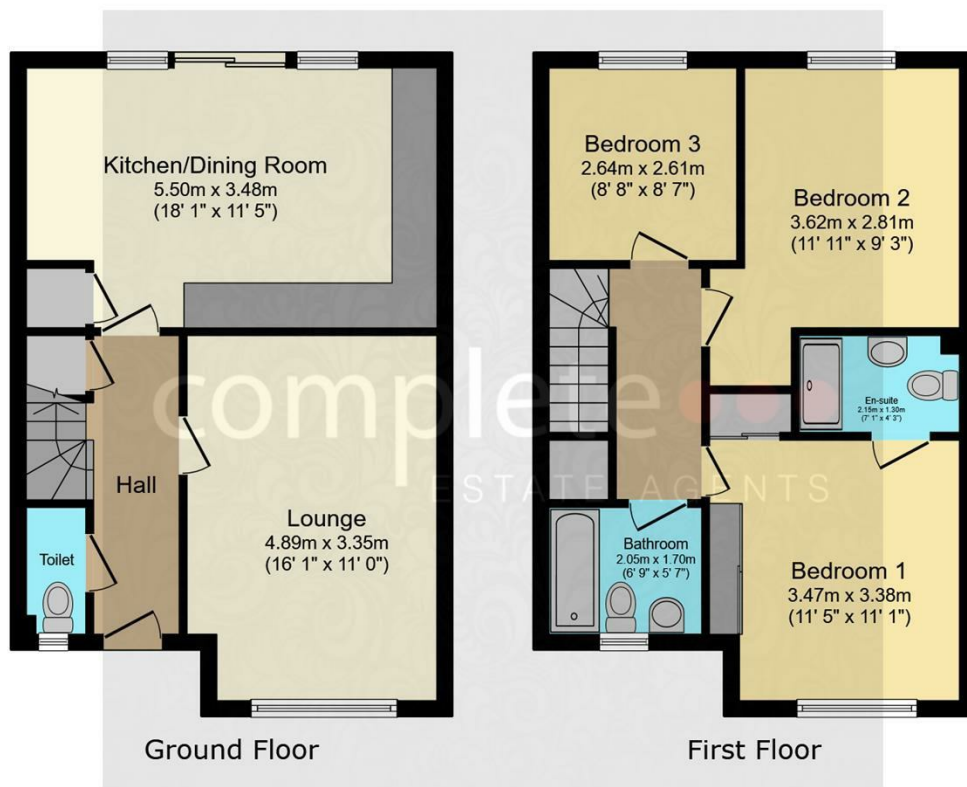
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

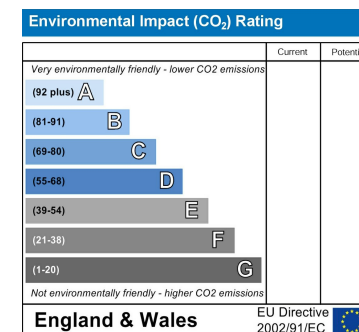
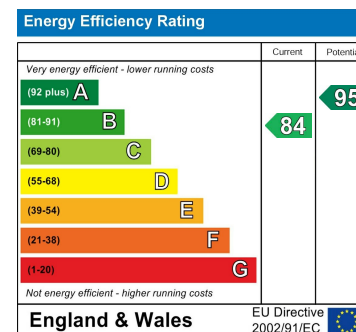
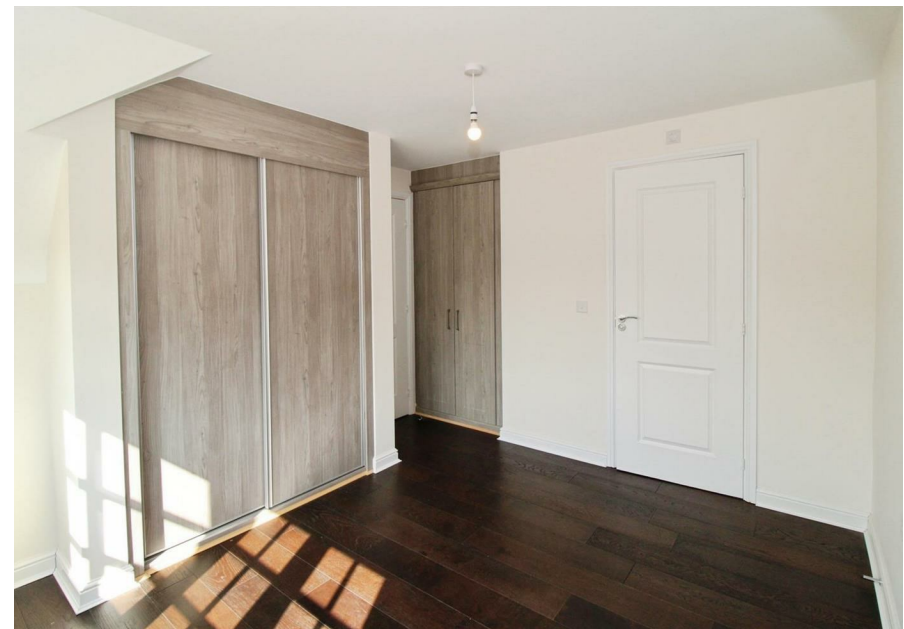
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Total floor area: 88.6 sq.m. (954 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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