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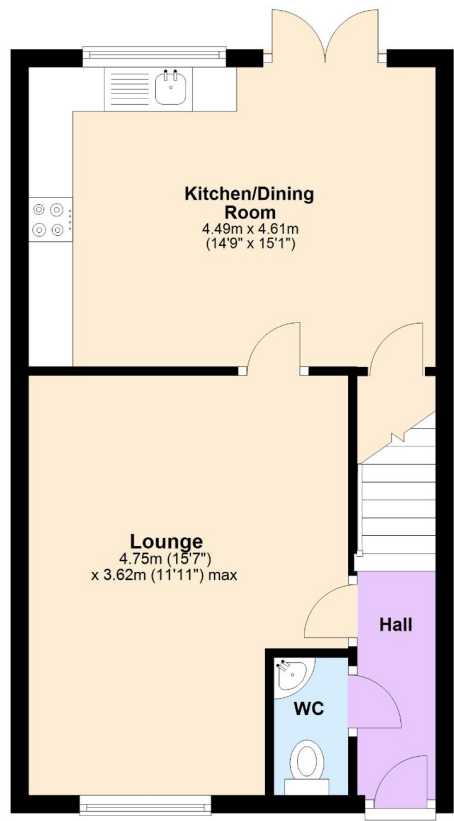
# campbells

*of Crick*

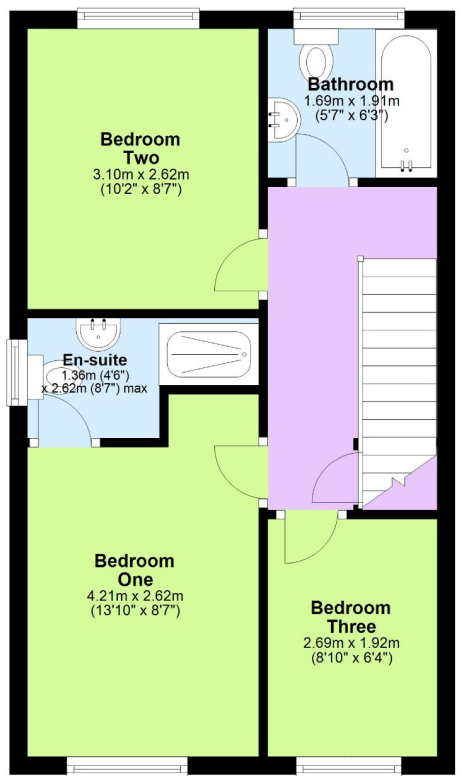


3 Bedrooms | 2 Bathrooms | 1 Reception Room | Off Road Parking

**Ground Floor**



**First Floor**



**LOCAL PROPERTY EXPERT JAMIE CAMPBELL**

 01327 878926

 07812 063515

 [jane@campbell-online.co.uk](mailto:jane@campbell-online.co.uk)

It has been a pleasure dealing with Jamie and Sian at Campbells. Nothing was too much effort and the team went over and above to ensure that my house sale was stress free.










I can't recommend Campbells highly enough for anyone looking to sell their home. Thank you Campbells for all your sterling efforts.

**NAME: Paula, NN11 - 13th April 2023**  
**ABOUT: Jamie and Sian**



# 3 HASWELL ROAD

**CRICK, NN6 7WQ**

-  Six Year Old Property / Four Years NHBC Cover Remaining
-  Two Double Bedrooms and Single Bedroom
-  High Energy Efficiency (EPC B)
-  Highly Sought After Village Of Crick
-  15ft Kitchen/Diner/Family Room and 15ft Lounge
-  Driveway For Two Vehicles
-  Downstairs WC/Cloakroom
-  Main Gas Central Heating
-  Sizeable Rear Garden

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.





### Three Bedroom Semi-Detached Property For Sale in Crick, Northamptonshire.

Located on the modern and sought-after 'St. Margaret's View' development in Crick, this contemporary three-bedroom semi-detached property offers comfortable and convenient living. Built just six years ago with approximately four years NHBC cover remaining, the home boasts modern design, high energy efficiency and a highly sought-after location. With a spacious driveway for two vehicles, rear garden access, and fantastic curb appeal, the property ticks a lot of boxes. Inside, a 15ft lounge and a generous kitchen, diner, family room. Upstairs, two double bedrooms, a single bedroom, en-suite shower room and a family bathroom. Don't miss this opportunity to take a look at this high-quality, well-maintained and modern home. Situated on the modern and popular development of 'St. Margaret's View' on the edge of the highly regarded and charming village of Crick, is this contemporary three-bedroom, semi-detached property that offers delightful accommodation for comfortable and convenient living. Built just six years ago with approximately four years NHBC cover remaining, this home showcases modern design and high energy efficiency, boasting an impressive EPC rating of a B as well as its highly sought after location. Outside, the property has a driveway to the left, big enough for two vehicles. There is also rear access to the garden. The property itself is slightly set back from the road on a no-through road. The property, the street, and the development as a whole, has fantastic kerb appeal.

The rear garden is a fantastic size for a property of this size and age – you will be very surprised. Laid mainly to lawn with a large patio area. There really are many opportunities to use this outdoor space. Step inside and be greeted by a warm and welcoming family home. To your left initially, is a downstairs cloakroom/WC. Then further on to the left, is a spacious 15ft lounge with plenty of space for a living area as well as a study area if you need it. Beyond the lounge, discover the heart of the home - a generous 15ft kitchen, diner, and family room. There is plenty of space in here for a dining room table and a separate seating area (as was its intended design by the builders.) One of the many highlights of this property is its high energy efficiency, as evident by its impressive EPC rating of B. This ensures reduced utility costs and a more environmentally friendly lifestyle, adding even more appeal to this wonderful home. Upstairs, you'll find two spacious double bedrooms and a well-proportioned single bedroom, providing flexible accommodation to suit your requirements. There is an en-suite to bedroom one as well as a family bathroom. The property is just 6 years old so still has 4 years NHBC cover remaining. The property is on mains gas that feeds the central heating system, and it has UPVC Double Glazed Windows. The property is in great condition and ready to move into.



### LOCATION

Crick is a sought-after village with a vibrant community spirit. It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal. You also have a local Co-op, Post Office and a choice of three pubs (The Wheatshaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way!)Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group. A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles. Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School. Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham, and there are plans for the eventual construction of a new station at Houlton, the new town that is being built three miles away between Rugby and Crick.



Council Tax: Band C EPC: Rating B

“Don't miss this rare opportunity to own a family home that exudes comfort, style, and functionality in the charming village of Crick.”

