



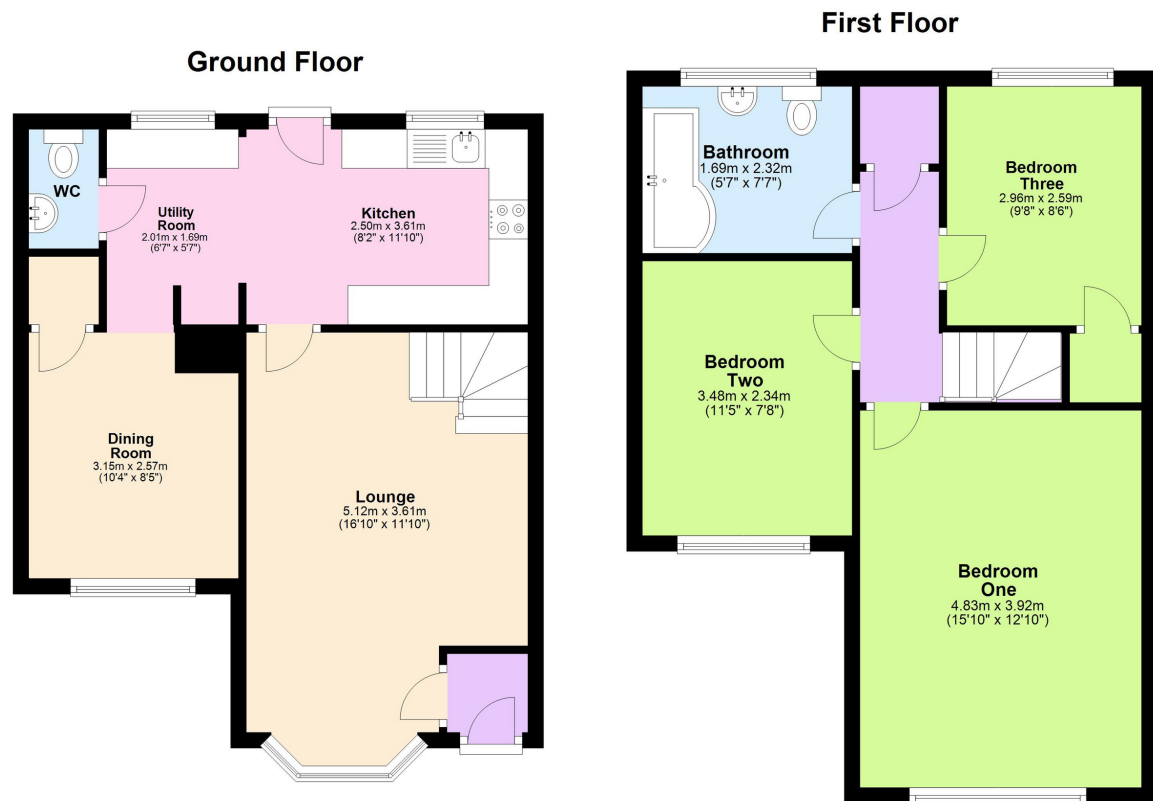
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Crick












3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Off-Road Parking



2 DUNN CLOSE

CRICK, NN6 7GD

-  Driveway For Two Vehicles (Partially Bock Paved)
-  Converted Garage/Additional Reception Room
-  Beautifully Landscaped, Sunny, Private Rear Garden
-  Utility Room And Downstairs Cloakroom/WC
-  Replaced Contemporary Kitchen
-  Three Double Bedrooms
-  Large Main Bedroom
-  Replaced Family Bathroom
-  Spacious Three Bedroom Property

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



 01327 878926

 07812 063515

 jane@campbell-online.co.uk

Both Jamie and Sian could not have been more helpful or professional during our entire purchase, from initial viewing to keeping in touch with us regularly to update us on progress.

We would recommend them both - and Campbell's in general - without hesitation. Thank you!

NAME: Lesley, February 2023
ABOUT: Jamie & Sian

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.



Welcome to the charming village of Crick, where we present this delightful three-bedroom mid-terrace property.

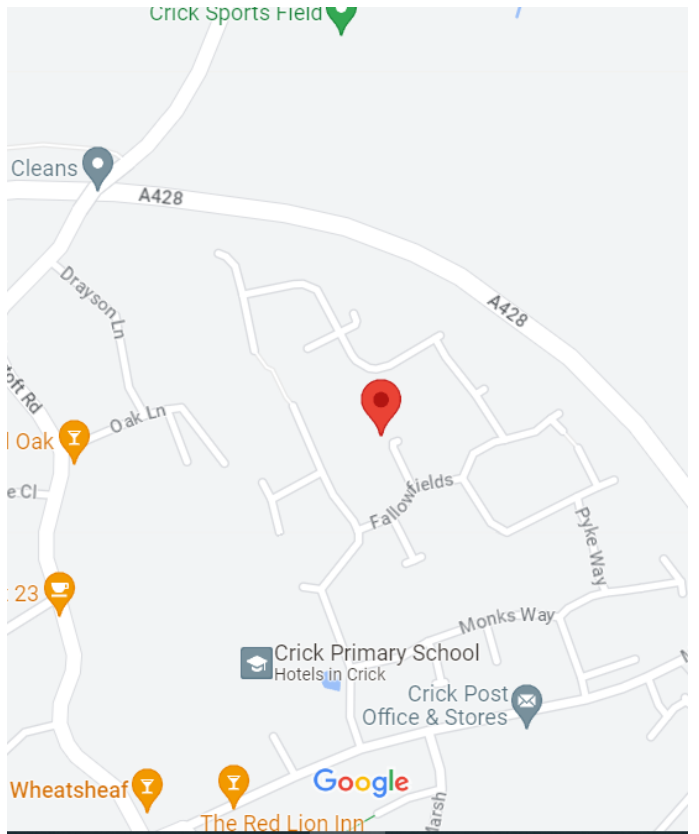
Situated in a popular location, this home offers a wealth of features including two reception rooms, a recently landscaped garden, and ample off-road parking. As you approach the property, you'll be greeted by a covered storm canopy over a recently fitted front door. Inside, through the entrance porch you first walk into an inviting lounge with a bay window that fills the room with natural light. The focal point is an electric fire with a stylish wooden surround, adding a touch of warmth (not that we need that at the moment!) The kitchen boasts ceramic tiling on the floor and attractive metro-style tiles on the splashback areas. With high gloss eye and base level units, including ample cupboard and drawer space, this modern kitchen is as functional as it is aesthetically pleasing. It is equipped with stainless steel appliances, such as an oven and electric hob with an extractor fan, and offers convenient space and plumbing for a dishwasher and washing machine. A door from the kitchen provides direct access to the rear garden, while an archway leads into the utility area. A further door then leads to the downstairs cloakroom/WC. The dining room / second reception room offers additional downstairs space and a practical built-in storage cupboard. A very handy second room for a family. On the first floor, a landing connects you to three inviting double bedrooms and a family bathroom. The main bedroom enjoys a prime position at the front of the property. Bedroom two, also at the front, offers a comfortable space, while bedroom three overlooks the beautifully landscaped rear garden. The fully tiled family bathroom showcases a modern white suite, complete with a P-shaped bath, glass shower screen, shower, WC, and wash hand basin. Outside, the property continues to impress. The front features a block-paved driveway, ensuring ample off-road parking. However, the true gem lies at the rear of the house - a recently landscaped garden that has been lovingly transformed by the current owners. Step onto the attractive Indian sandstone patio, bordered by wooden sleepers, creating the perfect setting for al fresco dining and entertaining. The fully enclosed rear garden boasts lush green lawn, adorned with charming, planted borders along the edges. Paved stepping stones lead through the centre, guiding you to a raised terrace area, also graced with Indian sandstone paving and wooden sleepers.

This enchanting space offers a peaceful seating area and a fantastic spot for entertaining. Additionally, a wooden garden shed provides practical storage solutions. The garden is also very private. Don't miss the opportunity to make this remarkable property your own. Experience the village lifestyle, coupled with modern comfort and tasteful design. Crick is a community-based village, which stages many popular events, including an annual scarecrow festival and the Crick Boat Show, also held annually. It's the ideal village for families. It offers the perfect village lifestyle with its many walks right on your doorstep, including Cracks 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 Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance.) There is also 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 breakfast 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, both approximately seven miles away, 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.



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Council Tax: Band C EPC: Rating C

"The garden is an enchanting space and a fantastic spot for entertaining."

