



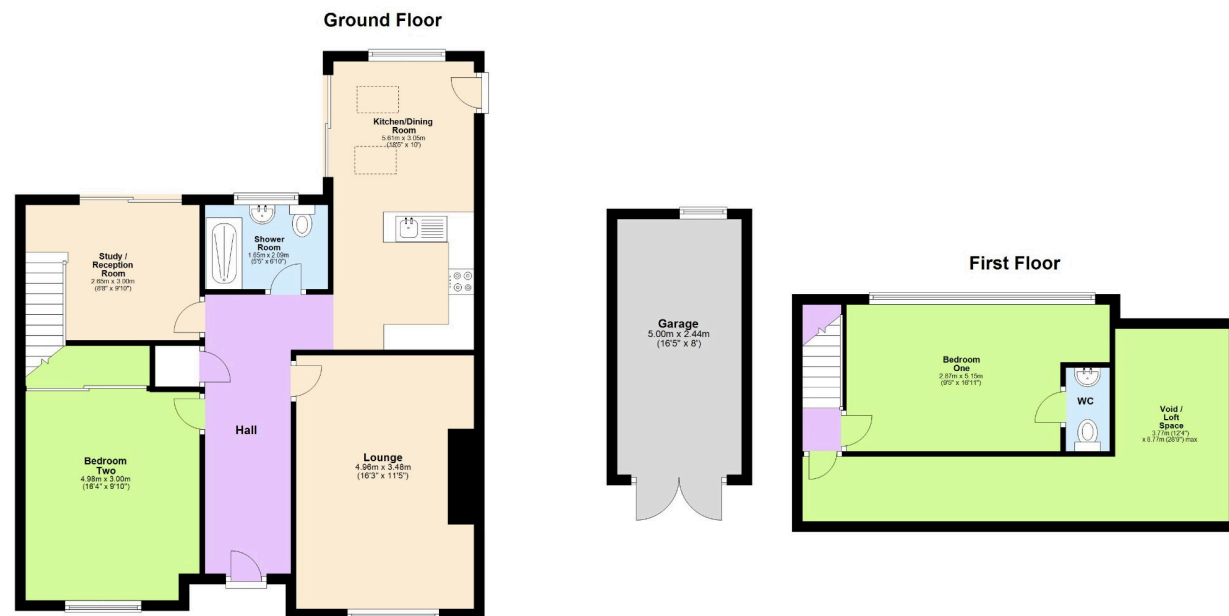
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Crick












2 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



29 RECTORY CLOSE

CRICK, NN6 7SY

-  Beautiful Kitchen/Diner Extension and Large Lounge and Additional Reception Room
-  Highly Sought After Village Location of Crick / Walking Distance To Local Amenities
-  Two Double Bedrooms (One Upstairs and One Downstairs)
-  Improvements Completed In Last Few Years
-  Well Presented / Fantastic Condition
-  Large Driveway and Detached Garage
-  Private, Mature, South Facing Garden
-  Lovely Outlook From Main Bedroom
-  No Upper Chain

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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We are so pleased the sellers of our new home chose Campbells to sell their home. From day one they have been fantastic. Jamie was very personable and easy going while giving us the tour of the house and gave us plenty of time to take in the features of the house. He was also informative about the process once we put in our offer as to the next steps. From here Sian was our main contact for the buying process. We ended up having a difficult sale of our own and I genuinely believe the whole chain didn't crumble due to the tenacity, eye for detail and management of the process displayed by Sian. We are so grateful to her, for all she has done. If we were ever in the situation where we were to sell again, Campbells would absolutely be our first choice agents, and we will be recommending them to everyone. Thank you for making our new home possible.

NAME: Cassy and Martyn, Crick - 16th April 2024
ABOUT: Jamie and 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.



LOCATION

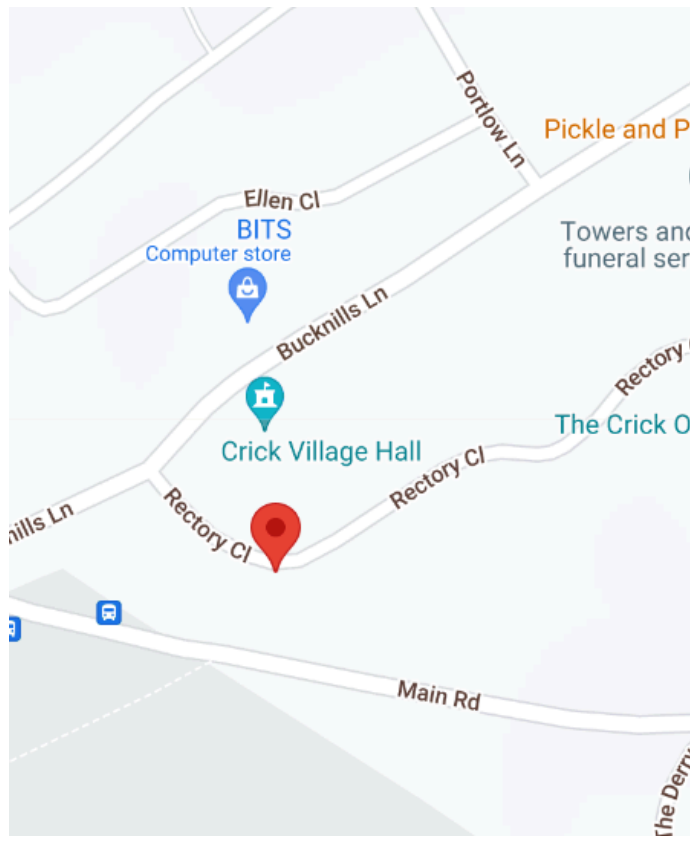
Crick is a sought-after village with a vibrant community spirit and this property is just a short walk from all local amenities. It offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal. You also have a local Co-op, Post Office and a choice of three pubs (The Wheatsheaf, 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. The doctors and pharmacy is also close by in the village and very useful to have on your doorstep. 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.



This spacious two bedroom dormer bungalow located in Rectory Close offers the ideal combination of flexible accommodation, convenience, and style.

Boasting a range of desirable features, this property is a must see. The property sits just a short walk from the middle of the village where you will find a range of local amenities. It currently accommodates one main bedroom upstairs (with ensuite WC,) a second bedroom downstairs as well as a lounge, kitchen/diner, shower room and second reception room from where the main bedroom is accessed. This versatile layout offers potential for various living arrangements, accommodating various purposes. The property was recently improved in 2021, including an extension to the rear creating the fantastic navy and white kitchen/diner that you can see in the pictures and on the floorplan. The rest of the property has had a makeover too, including the replacement of the oil-fired boiler which has been fully serviced ever since. More recently, the dormer window in the main bedroom has also been replaced for which a guarantee is in place. The beautiful kitchen/diner extension features modern appliances, ample storage, and abundant quartz style worktop space. The Velux windows and French doors really brighten this room up. The open-plan design seamlessly connects the kitchen area with the dining space, creating a sociable atmosphere. The lounge, again because of the large window, feels very bright and spacious.

It's a great size and features an electric flame effect fireplace. Need extra space for a playroom, office, or study? The additional reception room provides the perfect solution, allowing you to transform it into whatever you need - just bear in mind that the main bedroom upstairs is accessed from this room but the French doors leading into the rear garden is a nice touch. Downstairs, you also have bedroom two with built-in wardrobes, comfortably a double bedroom as well as the downstairs shower room (which could be converted back into a bathroom if you wished.) All the accommodation downstairs is separated by a spacious hallway. Wake up each day to a lovely outlook from the main bedroom upstairs, the huge window provides a beautiful leafy view. There is potential to utilise the upstairs space further as you will see from the floor plan (subject to planning of course.) Step outside (using one of the three doors that accesses the garden) and be greeted by a private, mature, south-facing garden - a lovely space particularly in the warm summer months. Mostly laid to lawn with various mature plants and a composite decking area. Perfect for alfresco dining, gardening, or simply enjoying the sunshine. Overall, a very well maintained garden that is not overlooked. Parking won't be an issue as this property boasts a large driveway and a detached garage, ensuring ample space for multiple vehicles.



Council Tax: Band C EPC: Rating E

"This property is not only visually appealing but also ticks all the practical boxes. The well-presented and fantastic condition of this house reflects the care and attention its current owner has put into maintaining it."

