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campbells

of Crick












3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



61 COWLEY MEADOW WAY

CRICK, NN6 7TY

-  Extended Three Bedroom Detached Property
-  Detached Garage and Driveway
-  Large Kitchen / Diner / Sitting Room
-  Mature, Well Stocked Rear Garden With Rear Access
-  Spacious, Dual Aspect Lounge
-  Less Than 7 years Old / Just Over Three Years NHBC Remaining
-  En-suite to Bedroom One
-  Downstairs WC and Spacious Hallway
-  Mains Gas Central Heating

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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Sian, Jamie and the team at Campbells were great in helping us to purchase our home. From the moment we had our offer accepted the team were on hand to guide the process from start to finish. Even when things got really tough the team were super proactive in maintaining clear communications between all parties in the chain, managing expectations, keeping us in the loop with everything going on and helping to lower our stress levels. It was a real pleasure to finally receive the keys and move in. Overall, Campbells did a great job here, thank you!

NAME: Sam, Crick - August 2024
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.



This modern home is perfect for a growing family seeking comfort and style in the family-friendly, picturesque village of Crick in Northamptonshire.

At just 6 years old, the property has already had a bright and spacious extension placed onto the side of the kitchen/dining room creating a further sitting area which has now created an open plan sociable space at the rear of the property with French doors leading to the garden.

The bright extension is surrounded by the mature, well stocked beautiful rear garden that really does provide a relaxing and peaceful outside space. It almost feels like you're sat the garden in this sitting room.

Whether you have green fingers or not, it is hard not to enjoy this outside space. The feature brick wall and two pergolas really finish it off nicely. It also has side access straight onto the driveway where you will find parking and a single detached garage with power and lighting.

The property is just over 1,000 sq. Ft. Take a look at the property video available on this page that will give you a full internal and external tour of the property to help you understand the space on offer before you come for a viewing.

Upon entering this stunning property, you will be greeted by a spacious hallway, immediately setting a welcoming and homely atmosphere.

The ground floor boasts a dual aspect lounge, allowing for an abundance of natural light to fill the space, creating a bright and airy feel. There is also a downstairs cloakroom/WC.

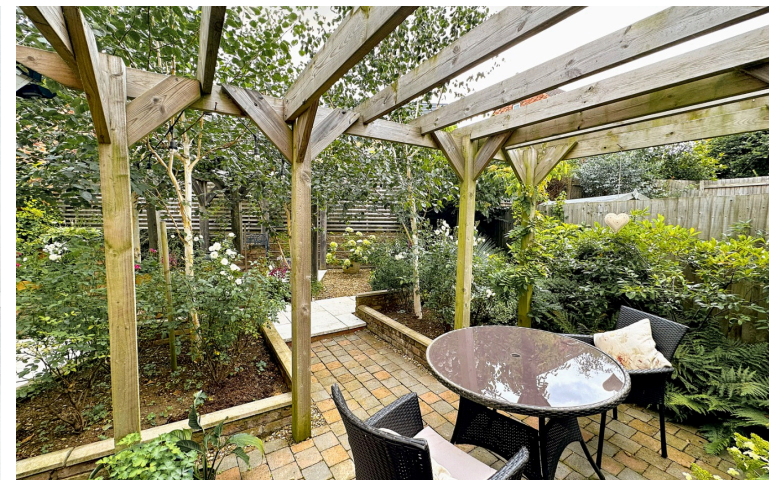
And, as we mentioned, the large kitchen/diner/sitting room is certainly the heart of this home, providing the perfect space for entertaining guests. The open-plan layout offers versatility and practicality, with direct access to the beautiful rear garden. The kitchen is fully integrated with a fridge/freezer, washing machine, dishwasher, gas hob and electric oven.

Upstairs, the property comprises three spacious bedrooms, ensuring ample space for a growing family or those in need of a home office. Bedroom One benefits from an en-suite shower room. The additional two bedrooms are equally accommodating.

The property benefits from mains gas central heating, providing efficient heating throughout the year - it also boasts a B rated EPC.

If you would like to come and have a look at this lovely home or if you have any questions, then feel free to give us a call at Campbells.

There is a service charge for St Margaret's View (where this property is located) and this property currently pays £217.66 for the year.



LOCATION

The property is just a short walk into the centre of the village where you will find lots of local amenities. 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.

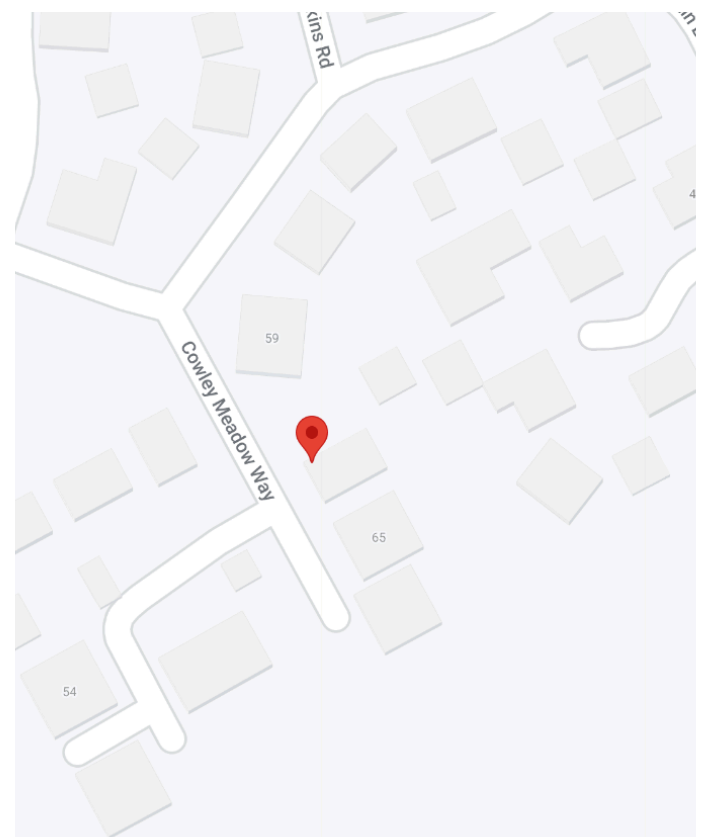
You also have a local Co-op, Post Office and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink.

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 Gillsborough 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

"This house is in immaculate condition, as it is just under seven years old with over three years NHBC (National House Building Council) warranty remaining. The attention to detail and quality is evident throughout the property, ensuring a home built (and cared for) to the highest standards."