

NEW INSTRUCTION

MARSONS DRIVE  
Crick, NN6 7TD

 DAVID COSBY  
ESTATE AGENTS





DAVID COSBY  
ESTATE AGENTS



# Marsons Drive

Crick NN6 7TD

Total GIA | Approx. 58 sqm (624 sqft)



2 Bedrooms



1 Reception



1 Bathroom

## Features

- Detached two-bedroom bungalow
- Excellent refurbishment opportunity
- No onward chain
- Off-road parking and detached garage
- Spacious sitting/dining room with bay window
- Two double bedrooms, one with French doors to garden
- Kitchen and separate utility room
- Private front and rear gardens
- Well-connected village location
- Easy access to M1 and Rugby station

## Description

A two-bedroom detached bungalow constructed in buff facing brick with part-rendered elevations, offering off-road parking and a detached concrete sectional garage. The accommodation includes an entrance kitchen, utility room, a generously proportioned sitting/dining room, two double bedrooms—one with French doors opening to the rear garden—a shower room, and a central hallway. Externally, the property occupies a private plot with a lawned front garden screened by hedgerow, a driveway leading to the garage, and a secluded rear garden with mature boundary planting and hardstanding areas.

The property presents an excellent opportunity for refurbishment and is offered for sale with no onward chain. Located in the well-regarded village of Crick, it benefits from a range of local amenities including a primary school, village store, public houses, and recreational facilities, along with excellent road links to the M1 (Junction 18), A5 and A14, and mainline rail services from nearby Rugby.



A two-bedroom detached bungalow in the sought-after village of Crick, with off-road parking, detached garage, and private gardens. The property presents an excellent refurbishment opportunity and is offered with no onward chain. Well located for M1 access and mainline rail links via Rugby.



# The Property

## Kitchen

The kitchen is fitted with a range of base and wall units featuring oak-effect doors and roll-top work surfaces, incorporating a stainless-steel sink and drainer with a chrome mixer tap. There is space for a freestanding cooker with an extractor hood positioned above. The floor is laid with marble-effect sheet vinyl, and the room is naturally lit by a large three-unit casement window to the side elevation.

## Utility

The utility area is fitted with a chamfered roll-top work surface, with space beneath for a freestanding appliance. A full-height, three-door cupboard houses the Worcester floor-mounted oil-fired boiler and the electric consumer unit, with shelving provided above for additional storage. There is a further built-in cupboard, formerly used to house the hot water cylinder, now fitted with full-height shelving.

## Sitting Room

The sitting/dining room is a generously proportioned space featuring a central coursed stone fireplace, which is currently blocked and vented. Natural light is provided by a segmental bay window with leaded lights to the front elevation. A flush timber door gives access to the central lobby.

## Bedroom 1

A well-proportioned dual-aspect bedroom positioned to the rear right-hand side of the property, offering ample space for a double bed and freestanding furniture. This dual-aspect room benefits from excellent natural light via two large casement windows.

## Bedroom 2

A further double bedroom located to the rear left-hand side of the property, featuring double-glazed uPVC French doors with matching full-height side casements opening directly onto the rear garden.

## Shower Room

Accessed from the central lobby, the shower room is fitted with a three-piece suite comprising a shower cubicle with double sliding glass doors, a ceramic pedestal wash hand basin with chrome mixer tap, and a close-coupled WC. The floor is finished with marble-effect sheet vinyl, and the walls are fully tiled in ceramic. Natural light is provided by a frosted, top-hung casement window to the side elevation.





DAVID COSBY  
ESTATE AGENTS



## Grounds

### Front aspect

The property is set back from Marsons Drive and screened by established hedgerow, with a private front garden laid partly to lawn and incorporating central planted beds. A gravel driveway extends along the left-hand side of the plot, providing access to a detached sectional concrete garage and the rear garden beyond.

### Rear Garden

The rear garden offers a private and secluded outdoor space, with concrete hardstanding, central raised planted beds, and established perimeter hedgerows screened by mature trees—including a prominent Cedar or Scots Pine situated on neighbouring land—which provide shelter and privacy. The boundaries are defined by close-board timber fencing, and the oil tank is positioned on a raised brick plinth to the rear of the garage. Patio doors from the principal bedroom open directly onto a paved seating area, creating a functional indoor–outdoor connection. The garden is currently overgrown and would benefit from general clearance and maintenance.

### Garage

A single detached concrete sectional garage with an aluminium up-and-over door and a corrugated asbestos cement mono-pitch roof, offering basic wind- and weather-tight storage.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.





## Location

Crick is a well-regarded west Northamptonshire village, situated close to the Warwickshire border and offering excellent access to the M1 (Junction 18), A5, A14 and A428. The nearby town of Rugby provides a mainline rail service to London Euston in under an hour, and the proposed Rugby Parkway station, located just beyond the nearby Houlton development, will offer further commuter convenience.

Crick offers a strong sense of community with a Co-Op store, post office, pharmacy, and several public houses, as well as a community centre, sports field, children's play area, and accessible woodland walks. The Grand Union Canal runs through the village and plays host each year to the popular Crick Boat Show.

Schooling in the area is a key attraction. Crick Primary School is rated 'Good' by Ofsted, and secondary schooling includes the popular Guilsborough Academy. Selective grammar options are available nearby, including Lawrence Sheriff School and Rugby High School, both accessed via the eleven-plus exam. Independent options include Pitsford School and the renowned Rugby School, one of the country's leading independent day and boarding schools.

With its blend of historic character, local amenities and excellent transport links, Crick continues to attract families and professionals alike.

## Property Information

**Local Authority:** West Northamptonshire Council (Daventry Area)

**Services:** Mains Water, Oil, Electricity, and Drainage

**Council Tax:** Band C    **EPC:** TBC

**Broadband:** Ultra Fast Broadband Available

**Tenure:** Freehold

## Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



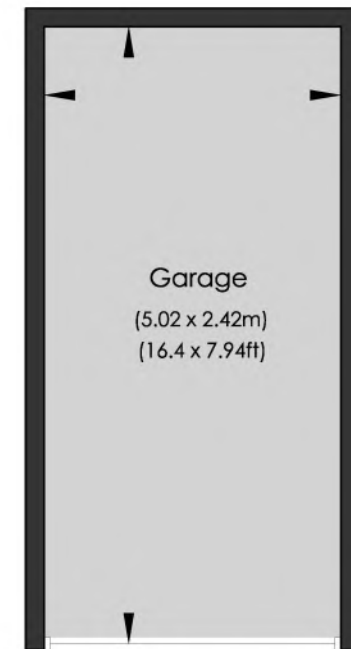
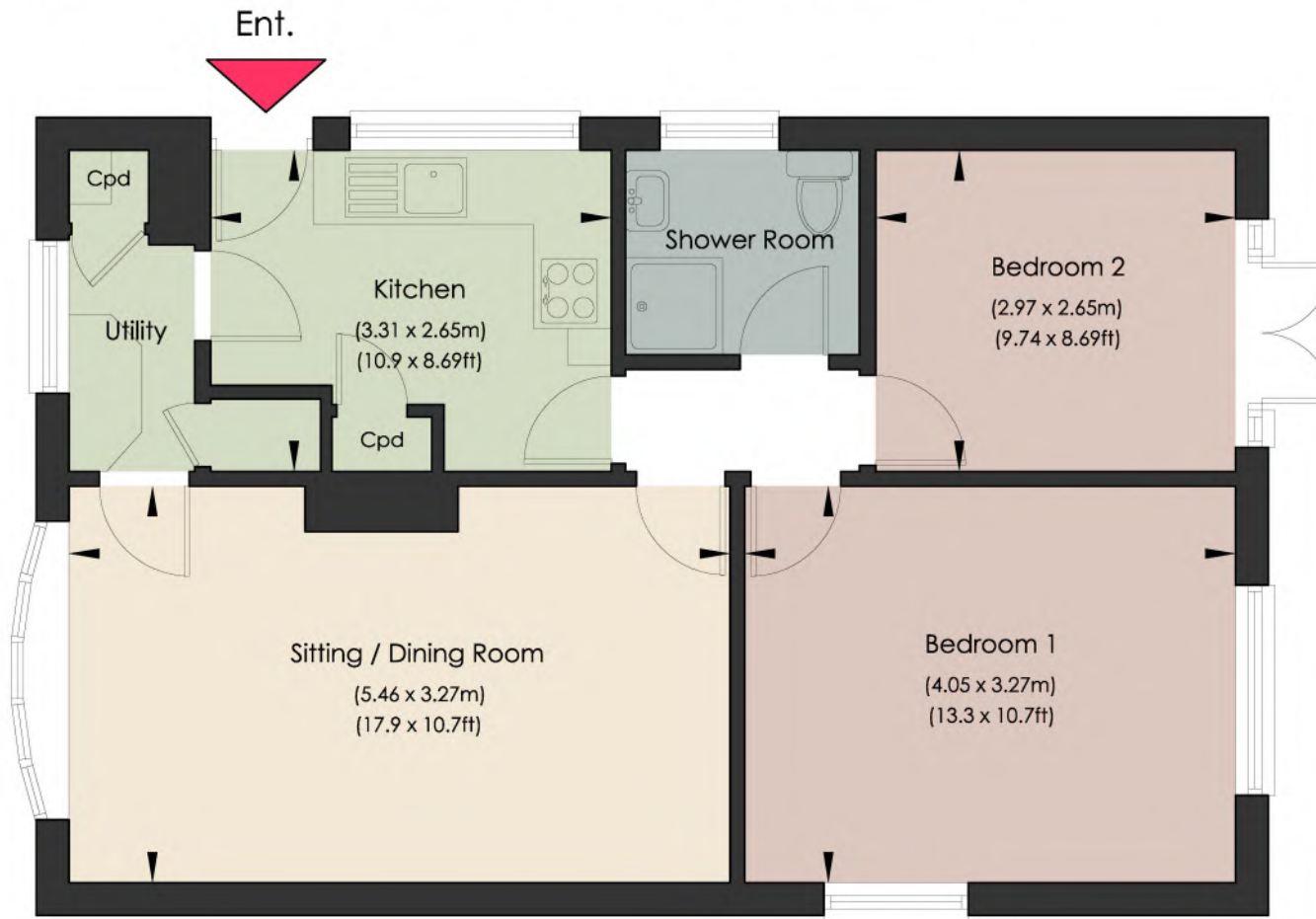
# Marsons Drive, Crick, NN6 7TD

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 58 sqm (624 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**GARAGE GIA = 12 sqm (129 sqft)**

(Location and orientation not relative)

**FLOOR GIA = 58 sqm (624 sqft)**





CRICK

01788 227871

enquiries@davidcosby.co.uk  
www.davidcosby.co.uk



RICS

rightmove



The Property  
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY  
ESTATE AGENTS



# Thinking of Selling?



## MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01788 227871** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



**Gareth Powell**  
**MARLA**  
Sales & Lettings Manager



**David Cosby**  
**MRICS**  
Director | Building Surveyor



**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

01788 227871

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)