



Avalon
Little Houghton
Northamptonshire



Jackson-Stops
& Staff

Avalon, 30 Meadow Lane, Little Houghton, Northamptonshire. NN7 1AH

Northampton about 3 miles. M1 (Junction 15) about 5 miles. Wellingborough about 9 miles. Milton Keynes about 18 miles.

A charming detached cottage located in this sought after village close to Northampton.

Entrance porch. Entrance hall. Large kitchen/breakfast room with walk-in pantry and utility area. Sitting room.
2 bedrooms. Bathroom. Garden to front.

Directions:- From Northampton take the A428 towards Bedford and after approximately 2½ miles turn left signposted Little Houghton. In the village turn left by the church continuing left into Meadow Lane and the property is located on the right hand side just before Nursery Close.

Avalon dates back to the early 19th century with a later extension created in the 1930s. The property is constructed of stone and rendered brickwork under a new slate roof. The property is surprisingly spacious with a good-sized kitchen/breakfast room, sitting room and two large double bedrooms.

Little Houghton is located a short distance to the east of Northampton off the A428. The A45 dual carriageway is located about three miles away giving access to the east and west of the county. The M1 (Junction 15) is approximately five miles distant. To the south, Bedford is easily accessed. The village has local amenities including a public house, butcher's shop, garage, post office/general store, primary school and a church. Northampton offers more extensive shopping, schooling and leisure facilities. Northampton Preparatory School is in the next village of Great Houghton with a range of both state and independent schools at Northampton and Bedford. Mainline trains from Northampton take approximately 55 minutes to London Euston.

The accommodation comprises:-

GROUND FLOOR

The entrance door leads into a porch with a quarry-tiled floor and a further door leads into a small entrance hall with staircase to first floor.

The sitting room has an open fireplace with pine surround and cast iron inset together with a quarry-tiled hearth. There is a built-in cupboard to the side with a glazed china cupboard above. Windows face to the front and rear.

The kitchen/breakfast room comprises a range of base cupboards together with a stripped base unit with numerous drawers. Spotlights to ceiling. There is a large understair cupboard and a walk-in pantry with stone slab and shelving.

LOCAL AUTHORITY

South Northamptonshire Council
Tel: 01327 322322

OUTGOINGS

Council Tax Band 'D'

TENURE

Freehold

VIEWING

Strictly by appointment through the agents:-
Jackson-Stops & Staff Tel: 01604 632991
E-mail:northampton@jackson-stops.co.uk

are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property; iv) while every care has been taken in preparing these particulars some descriptions are inevitably subjective. All measurements are approximate and photographs are representative of the property at the time of instruction and no assumptions should be made from these in respect of other parts of the property not shown, or the locality. Mileages are approximate only; v) none of the appliances in the property have been tested by the vendor's agents. The purchasers must make their own investigations, prior to exchange of contracts.

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There is a utility area within the kitchen with a fitted solid fuel Rayburn (currently disconnected from the water system) and space and plumbing for a washing machine. A part glazed door leads to the side of the property.

FIRST FLOOR

The landing gives access to an insulated loft. Window overlooking neighbouring garden and countryside views beyond.

Bedroom 1 has two fitted double wardrobes, a corner cupboard housing the electric meters and a period fireplace (sealed). There is access to a further insulated loft. Two windows face onto Meadow Lane.

Bedroom 2 has an airing cupboard with hot water tank, a shelved linen cupboard and a further wardrobe. There are windows facing to the front and to the rear of the property.

The bathroom has a panelled bath with electric Triton shower over, wash basin and WC. The walls are fully tiled and there is a fitted medicine cupboard.

OUTSIDE

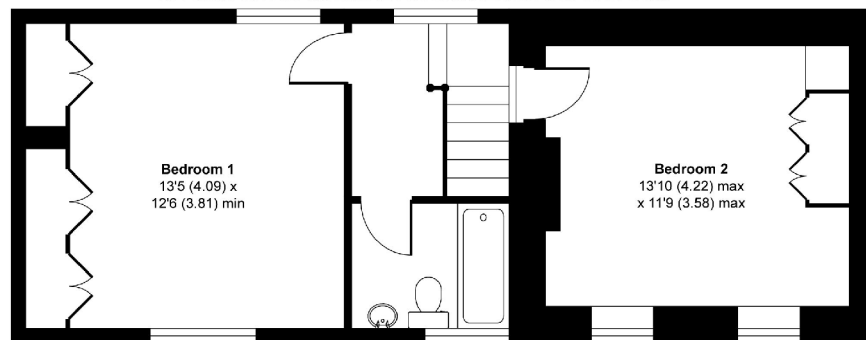
The property is approached via a cast iron hand gate with a short pathway to the front door. The garden is divided into two lawned areas with well maintained borders retained by walls to three sides. There is both outside power and water available. A paved area to the side gives access to the garden shed.

SERVICES

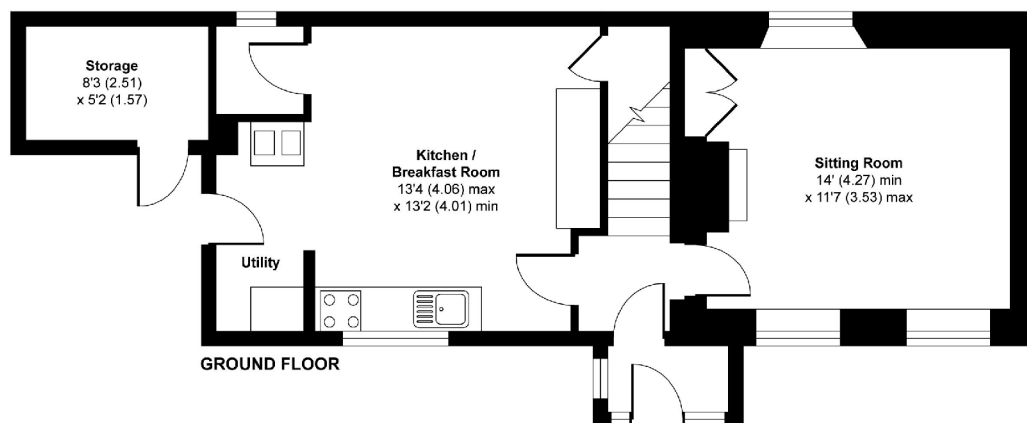
The property has mains drainage, water, electricity and gas. Heating is via night storage heaters.

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APPROX. GROSS INTERNAL FLOOR AREA 981 SQFT / 91 SQM

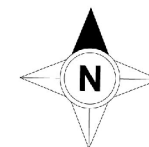


FIRST FLOOR



GROUND FLOOR

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