

**14 The Banks
Hackleton
NORTHAMPTON
NN7 2AF**

£335,000



- **NEWLY MODERNISED & REMODELLED**
- **NEW BATH AND SHOWER ROOMS**
- **OPEN PLAN LIVING**
- **OFF ROAD PARKING**

- **THREE/FOUR BEDROOMS**
- **REFITTED KITCHEN/DINER**
- **INTEGRATED APPLIANCES**
- **ENERGY PERFORMANCE RATING TBC**

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****Available Now**** Nearing the final completion of a total renovation and stylish remodelling, this superbly modernised, four bedroom family home, is set in a quiet cul-de-sac location in the heart of Hackleton and is offered with immediate vacant possession and no upper chain.

The property has been modernised throughout, including; rewiring, an overhauled heating system refitted open plan kitchen/diner, a newly established fourth bedroom/study and ground floor shower room, a remodelled and extended family four piece bathroom, the walls and ceilings have been re-plastered, the kitchen has had new integrated appliances fitted, there are new doors with modern squared edged architrave with matching skirting, and the flooring has been newly fitted throughout.

The accommodation now comprises; an open plan entrance hall leading to a kitchen/diner, a light and airy living room, a shower room and a fourth bedroom or study/office on the ground floor. To the first floor, there are three generous refinished bedrooms and a family bathroom which now comprises a fourth piece suite with a separate shower and bath.

Externally there is a large southerly facing rear garden and the front there is off road parking which could be extended over the front garden. Benefits include uPVC double glazing, newly updated gas fired radiator heating, ease of access to Northampton, Milton Keynes and the M1 Motorway as well as being within walking distance of the sought after local primary school and post office.

Ground Floor

Entrance Hall

Entered via a double glazed door, stairs rise to the first floor landing, open plane to the kitchen with doorways to the study/bedroom four and new shower room.

Open Plan Living Room

12'2 x 11'0 min (3.71m x 3.35m min)

Double glazed window to the rear elevation, inset spotlighting, laminate flooring, radiator.

Kitchen/Diner

20'2 max x 9'9 (6.15m max x 2.97m)

A stylish modern and contemporary, open plan kitchen/diner fitted with a with a range modern wall and base level units with complementary works surfaces, newly installed, integrated appliances, to include:, dishwasher, electric oven and five ring gas hob with a stylish modern stainless steel extractor hood over, inset one and a half bowl sink drainer unit with a mixer tap over. The units extend into a peninsula breakfast bar which opens into the living area, double glazed window to the side elevation, sliding patio doors to the rear garden, laminate flooring, inset spotlighting.

Utility Room

6;9x 6;3 (1.83m;2.74mx 1.83m;0.91m)

Double glazed window to the front elevation, double glazed 'stable' door to the side elevation, wall mounted combination boiler unit, plumbing for an automatic washing machine,

Study/Bedroom Four

10'11 x 7'5 (3.33m x 2.26m)

Double glazed window to the front elevation, laminate flooring, radiator.

Shower Room

A newly installed downstairs shower room comprising; a walk-in shower cubicle, low level W.C. and a wash basin, radiator, and tiling to splash back areas, extractor fan.

First Floor

Landing

New doors and architrave to the first floor rooms, loft access hatch.

Bedroom One

12'0 x 11'2 (3.66m x 3.40m)

Double glazed window to the front elevation, radiator.

Bedroom Two

11'0 x 8'11 (3.35m x 2.72m)

Double glazed window to the rear elevation, radiator, access to eaves storage.

Bedroom Three

Double glazed window to the front elevation, radiator, access to eaves storage.

Bath and Shower Room

Remodelled and completely refitted with a stylish and modern white suite comprising a walk-in shower cubicle, a separate panelled bath, pedestal sink and a low level W.C., double glazed window to the side elevation, heated towel rail and contemporary tiling to the splash back areas.

Outside

Front Garden

Laid mainly to lawn with well stocked enclosed flower beds, gated side access to the rear garden.

Rear Garden

A Southerly Facing and generously sized rear garden with a paved patio, laid mainly to lawn, hard standing for a garden shed and a greenhouse. Well stocked enclosed flower beds and various maturing shrubs.

Driveway

A drive with off road parking at the front which could be extended over the front garden to increase parking.

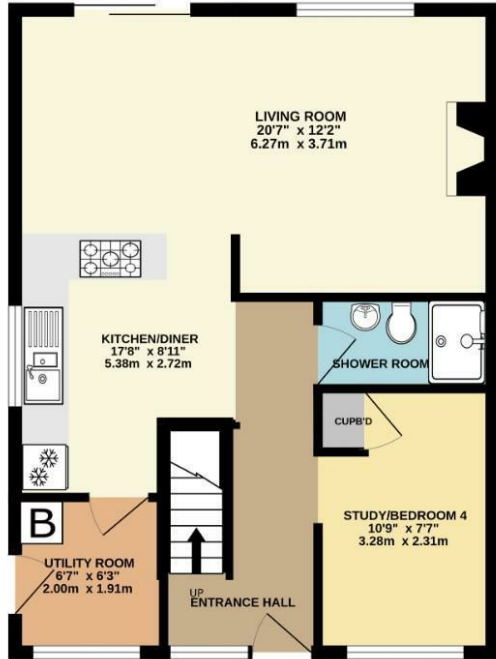
Agents Notes

Local Authority: West Northamptonshire Council
Council Tax Band : C

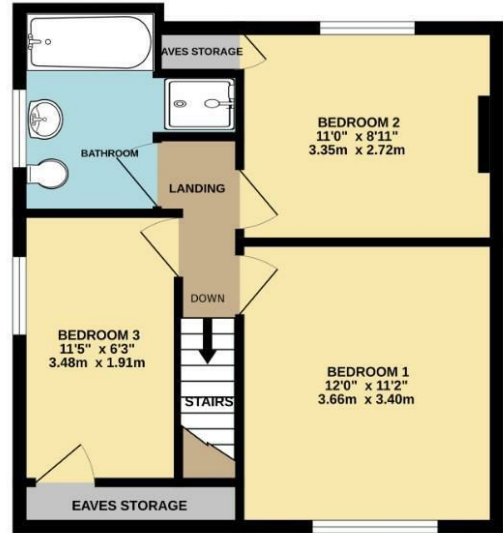




GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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