

**16 Lockgate Road
Pineham Locks
NORTHAMPTON
NN4 9DP**

Guide Price £450,000



- **FOUR/FIVE BEDROOMS**
- **CAR PORT AND GARAGE**
- **POPULAR LOCATION**
- **COUNTRYSIDE WALKS**
- **OPEN PLAN KITCHEN/FAMILY ROOM**
- **THREE BATHROOMS**
- **CLOAKROOM/WC**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This attractive four/five bedroom detached family home boasts an adaptable layout, offering flexibility for modern living. Situated within the sought after residential area of Pineham Locks, it enjoys proximity to various amenities, road links, the Country Park, and scenic canal walks.

Spanning three floors, the residence welcomes you with an entrance hall leading to a generously sized kitchen/family room on the ground floor. Here, double doors seamlessly connect to the rear garden, Conveniently, a utility room and a downstairs cloakroom are also available on this level.

Ascending to the first floor, you'll find a versatile family lounge area featuring a Juliet balcony, which could alternatively function as a bedroom. This floor also hosts the fourth bedroom and a family bathroom. On the second floor, three additional bedrooms await, including a master suite with ensuite facilities, along with another bathroom.

Externally, the property showcases well maintained front and rear gardens, along with off-street parking for two cars, a practical carport, and a generously sized single garage.

The property also benefits from gas radiator heating, solar water heating and Upvc double glazing throughout.

Ground Floor

Entrance Hall

Approached via entrance door, stairs rising to the first floor, radiator, door to;

Open Plan Kitchen/Family Room

26'8" x 12'3" max (8.15m x 3.75m max)

Windows to the front and rear aspects, double doors to the rear opening onto the private landscaped rear garden. TV point, real effect recessed wall mounted fire and radiator to the family area. The kitchen area has stainless steel sink unit set into a range of base units with work surfaces over with matching upstands, wall mounted units, upright pantry unit, fitted double oven, electric induction hob with stainless steel canopy extractor hood over, integrated dishwasher, radiator, tiled flooring throughout, door to;

Utility Room

8'3" max x 5'1" (2.53m max x 1.56m)

Door to the side aspect, work surface with plumbing for washing machine and space for tumble dryer beneath, radiator, tiled floor, door to;

Cloakroom/WC

6'1" x 5'1" (1.87m x 1.56m)

Window to the rear aspect, modern suite comprising low level wc, pedestal wash hand basin, tiled splash backs, radiator, tiled floor.

First Floor

Landing

Window to the front and rear aspects, radiator, cupboard housing boiler, stairs rising to the second floor, doors to;

Lounge/Bedroom

18'5" x 10'11" (5.62m x 3.35m)

Juliet doors to the front aspect, windows to the rear aspect, two radiators, fitted wardrobes.

Bedroom Four

11'10" x 8'7" (3.63m x 2.64m)

Window to the front aspect, fitted wardrobes, radiator.

Family Shower Room

6'10" x 6'5" (2.09m x 1.97m)

Window to the rear aspect, white suite comprising low level wc, wash hand basin, fully tiled double shower cubicle, radiator, extractor fan, shaver socket.

Second Floor

Landing

Cupboard housing water cylinder, doors leading to;

Bedroom One

13'6" x 10'11" max (4.13m x 3.34m max)

Window to the front aspect, range of fitted wardrobes, radiator, door to;

Ensuite

6'4" x 4'8" (1.95m x 1.44m)

Window to the rear aspect, low level wc, pedestal wash hand basin, fully tiled double shower cubicle, radiator, extractor fan, shaver socket.

Bedroom Two

10'5" x 9'4" (3.19m x 2.87m)

Window to the rear aspect, radiator.

Bedroom Three

11'10" x 8'7" (3.63m x 2.64m)

Window to the front aspect, fitted wardrobes, radiator.

Bathroom

9'9" x 5'9" (2.98m x 1.77m)

Window to the rear aspect, four piece suite comprising low level wc, pedestal wash hand basin, side panelled bath, half tiled walls to the main area, separate shower cubicle, radiator, extractor fan.

Externally

Front Garden

Low maintenance enclosed front garden, driveway to the side providing off road parking and access to the car port and garage.

Garage

Up and over door to the front, side door leading to the garden, power and light connected.

Rear Garden

Fully enclosed landscaped garden that affords a high degree of privacy, patio area, artificial lawn, gravelled area to the side, gated side access.

Agents Notes

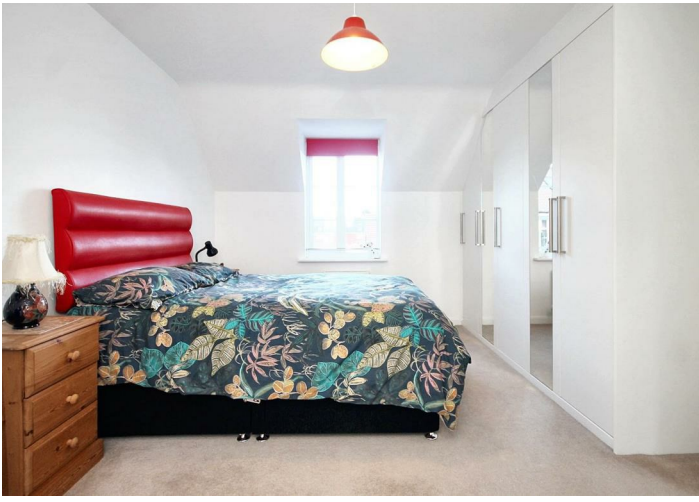
West Northamptonshire Council

Council Tax Band F

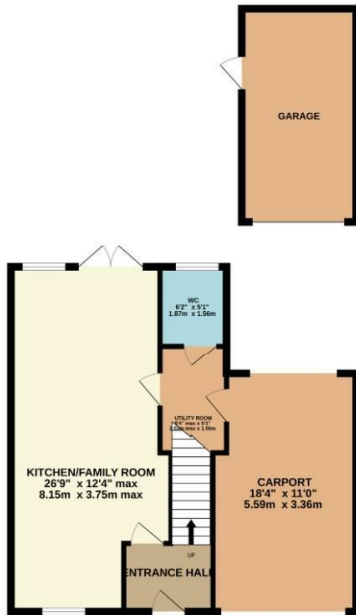
Communal Charges - £186 per annum

This information should be verified by your chosen legal representative prior to the exchange of contracts.





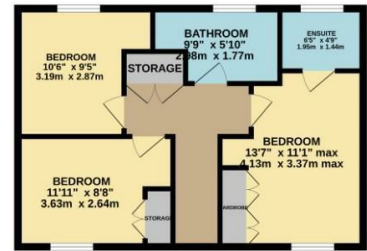
GROUND FLOOR



1ST FLOOR

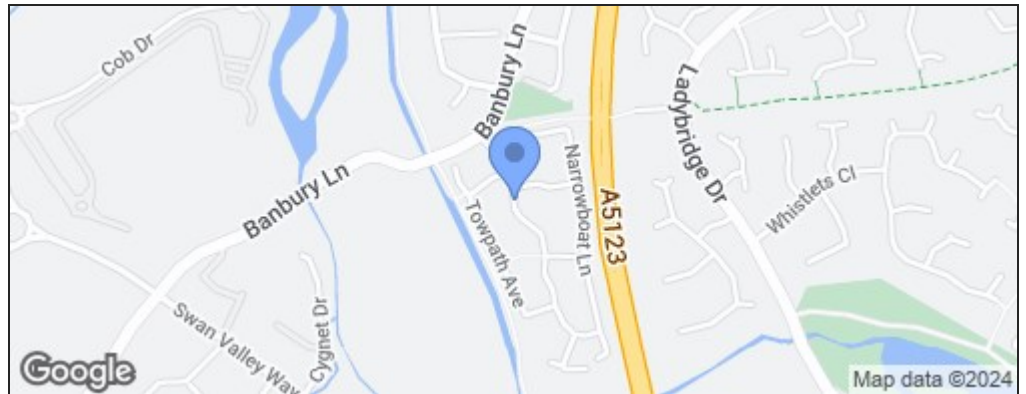


2ND FLOOR



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			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.