

**Meadow View Highbridge Road
Wappenham
TOWCESTER
NN12 8SL**

£1,750 Per Month



- **AVAILABLE NOW**
- **EXTENDED LIVING ACCOMMODATION**
- **VIEWS OF FIELDS**
- **GARAGE & PARKING**
- **ENERGY EFFICIENCY RATING: B**

- **THREE BEDROOMS AND ENSUITE**
- **OPEN PLAN KITCHEN / DINER**
- **UPVC DOUBLE GLAZING THROUGHOUT**
- **COUNCIL TAX BAND: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available from June 17th**** A three bedroom detached bungalow with extended kitchen/dining room, sitting on an elevated plot enjoying views over open fields. Located in the popular village of Wappenham, on the outskirts of the historic market town of Towcester, the property offers accommodation of entrance hall, lounge, an extended open plan re-fitted kitchen with a range of fitted appliances, family dining and entertaining area. The master bedroom has an ensuite. There is also a separate family bathroom. Externally there is a good size open plan frontage and an enclosed rear garden. Parking is available for a least four cars in addition to a single garage. ****Part furnished, pets negotiable****

Entrance Hall

Entered via a double glazed door, tiled flooring, alarm panel, dado rail, airing cupboard.

Lounge

13'11" x 11'8" (4.26 x 3.58)

Double glazed window to front aspect, feature fireplace with wooden beam and exposed brickwork, radiator and ceiling beam.

Kitchen / Diner and Family Room

23'11" x 21'2" max (7.30 x 6.46 max)

Dual aspect double glazed windows to the rear and side aspects, patio doors and an entrance door to the side. A refitted kitchen with a range of wall and base units, draws and pantry cupboard, quartz work surfaces with inset one and half bowl sink with mixer tap over, fitted appliances to include: fridge/freezer, dishwasher and induction hob with extractor over, space to integrate a washing machine, double oven and integrated microwave, feature splash backs and tiled flooring.

Utility Room

7'0" x 6'0" (2.15 x 1.84)

Double glazed window to front aspect, timber work surfaces with cupboard under, tiled flooring.

Bedroom One

13'9" x 9'3" (4.20 x 2.84)

Double glazed window to front aspect, fitted wardrobes to include sliding drawers, radiator.

Ensuite

Frosted double glazed window to rear aspect, vanity sink unit with storage under, corner shower enclosure, low level w.c., radiator.

Bedroom Two

10'8" x 7'9" (3.26 x 2.37)

Double glazed window to front aspect, fitted wardrobes with mirrored sliding doors, radiator, wooden flooring.

Bedroom Three

10'8" x 8'11" (3.26 x 2.73)

Double glazed window to rear aspect, wooden flooring, radiator.

Bathroom

Frosted double glazed window to rear aspect, panel bath with shower over, low level w.c., vanity sink unit with storage under.

Externally

Front Garden

Enclosed by hedging, laid to lawn, patio area, gated side access.

Off Road Parking

Block paved, providing off road parking for several cars.

Garage

Roller shutter door, power and light connected.

Rear Garden

Enclosed landscaped garden with a high degree of privacy, raised sleepers, low maintenance shrub borders, lawn and patio areas, gated side access.

Agents Note

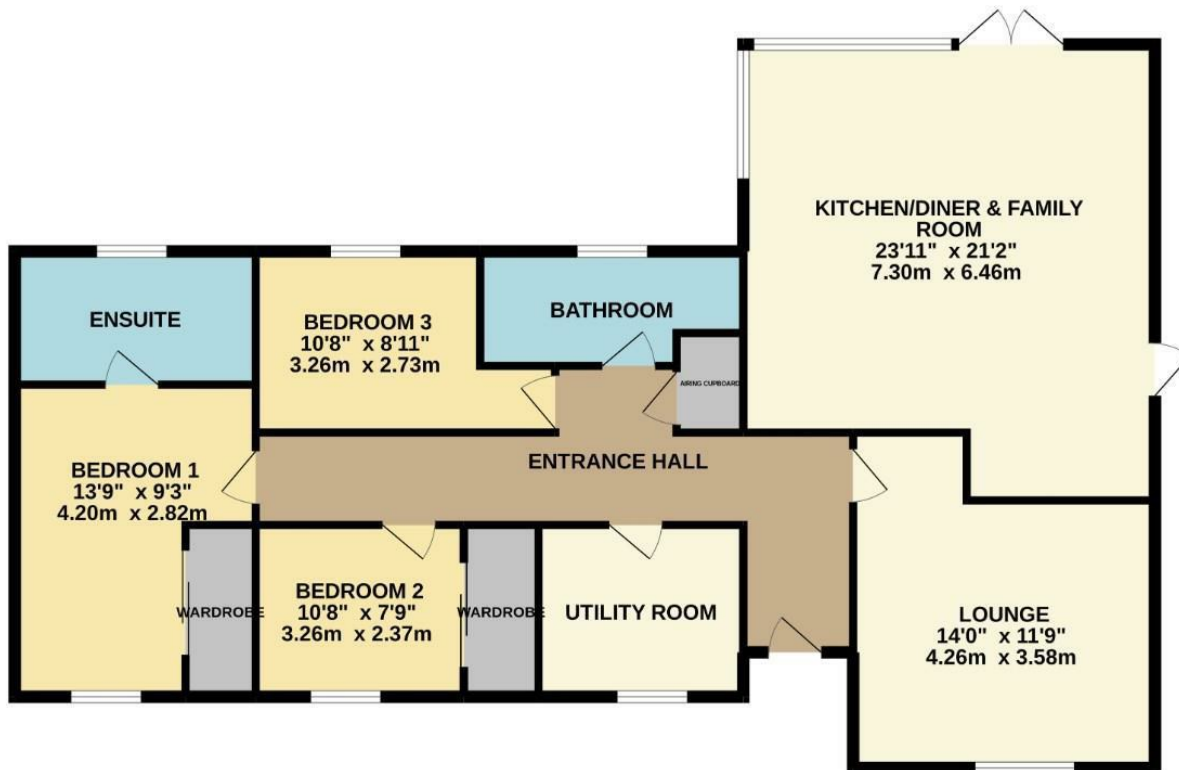
Council Tax Band E

South Northants Council





GROUND 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		95
(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	



Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.