

**30 Forest Road
Piddington
NORTHAMPTON
NN7 2DA**

£340,000



- **ELEVATED POSITION**
- **OPEN PLAN KITCHEN/DINER**
- **WESTERLEY FACING REAR GARDEN**
- **PLANNING FOR FUTHER EXTENSION**

- **EXTENDED TO THE REAR**
- **THREE BEDROOMS**
- **QUIET VILLAGE LOCATION**
- **ENERGY PERFORMANCE RATING: D**

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Set in an elevated position, in a sought after village location and with views across the village towards open fields to the front and rear, this modern family home has been extended on the ground floor to provide an open plan kitchen/diner. The accommodation now comprises; an entrance hall, long lounge with an open fire, the kitchen/diner and a utility area on the ground floor. To the first floor, there are three bedrooms and a stylishly refitted modern bathroom. Externally, there is a generous front garden, a long westerly facing rear garden with a brick-built garden shed and views across a paddock. Off road parking is available both on a drive to the side as well as in front of the garden. Benefits include: uPVC double glazing, gas fired radiator heating and the property has approved planning in place for further development to both the rear and side. Piddington is a quiet hamlet with no through road, accessed via Hackleton and provides an ideal base in the rural Northamptonshire countryside with access to Northampton, Milton Keynes and Bedford as well as being within easy reach of the M1 Motorway at Junction 15. Locally there is a Post Office/convenience store and public house in neighbouring Hackleton as well as a shared village hall, Roman Museum and many footpaths across fields and leading to Salcey Forest.

Ground Floor

Entrance Hall

Entered via a composite door under a storm porch, stairs rise to the first floor landing, radiator, door to the lounge.

Lounge

20'6 x 12'3 max (6.25m x 3.73m max)

Double glazed window to the front elevation, radiator, engineered oak flooring, open fireplace with a timber mantle, slate hearth and stone surround, television point, double doors to the kitchen/diner.

Kitchen/Diner

16'3 x 9'4 (4.95m x 2.84m)

Fitted with a range of wall and base level units with timber work surfaces over, inset porcelain Belfast sink, gas range point with an extractor hood over, space for an automatic washing machine, integrated wine cooler, continuation of the engineered oak flooring, room for a family dining table and chairs, double glazed windows overlooking the rear garden and French doors to the patio, radiator, open to the utility area.

Utility Area

8'4 x 6'10 (2.54m x 2.08m)

Space for an American style fridge freezer, door to an understairs cupboard housing the boiler, composite door to the side elevation.

First Floor

Landing

Double glazed window to the side elevation, replaced modern panel doors to the first floor rooms, loft access.

Bedroom One

11'10 x 8'10 (3.61m x 2.69m)

Double glazed uPVC window to the front elevation, radiator.

Bedroom Two

8'10 x 8'6 (2.69m x 2.59m)

Double glazed uPVC window to the rear elevation, radiator.

Bedroom Three

8'9 into doorwell x 6'5 (2.67m into doorwell x 1.96m)

Double glazed uPVC window to the side elevation, built-in cupboard over the stairs.

Family Bathroom

Refitted with a stylish and modern white suite comprising a panel bath with a built-in shower, separate hair attachment and a screen over, vanity unit housing a wash basin and a storage cupboard, close coupled W.C. tiled flooring, tiled walls to splash back areas, heated towel rail, double glazed window to the rear elevation.

Outside**Front Garden**

Laid mainly to lawn with enclosed flower beds stocked with maturing shrubs, driveway to the side with double gates to the rear garden and further off road parking to the front.

Rear Garden

A generously sized, westerly facing and landscaped rear garden bordering a paddock to the rear, laid mainly to lawn with a paved patio, brick-built shed that could be converted to a home office or workshop, well stocked enclosed flower beds and a garden shed.

Agents Notes:

Local Authority: West Northants

Council Tax Band: B

Energy Performance Rating: D

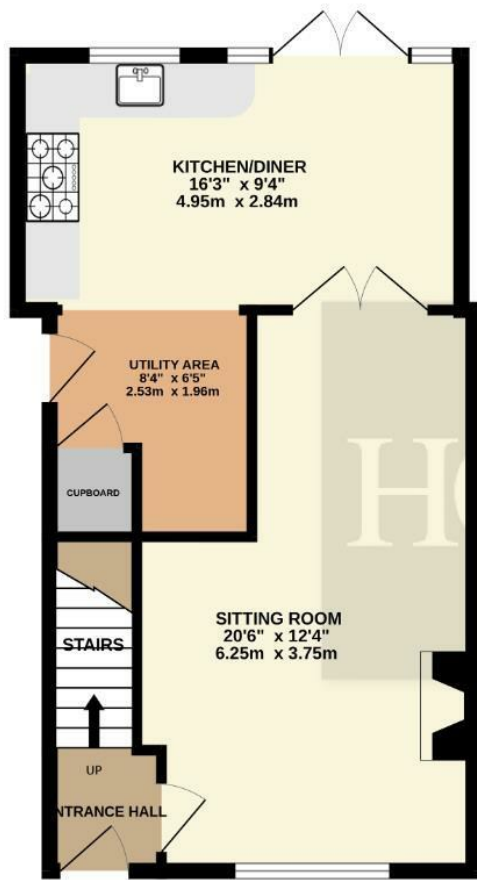
New EPC ordered.

Planning Application: <https://wnc.planning-register.co.uk/Planning/Display/WNS/2022/2052/FUL>

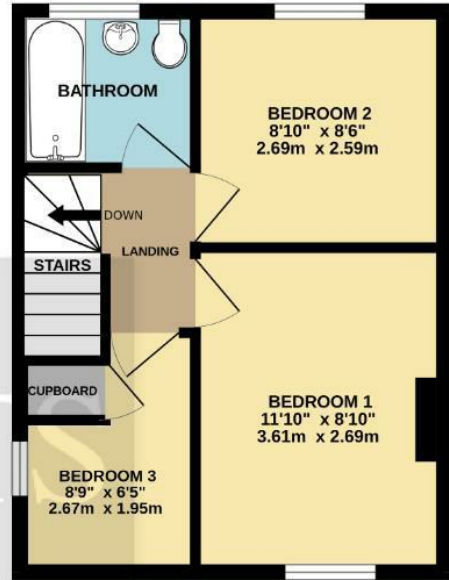




GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.