

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

£260,000



- **TWO/THREE BEDROOMS**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**
- **DOUBLE GLAZING**

- **NO UPPER CHAIN**
- **SCOPE FOR MODERNISATION**
- **OPEN FIELDS TO REAR**
- **RADIATOR HEATING**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain, a two/three bedroom dormer bungalow situated in a quiet, cul-de-sac location, in the heart of Hackleton village, overlooking open fields to the rear. The accommodation comprises; an entrance porch, kitchen, a large sitting room, dining room (bedroom three), family room and a cloakroom W.C on the ground floor with two bedrooms and a shower room on the first floor. Externally, the property is situated on a generous plot with a rear garden overlooking open fields and to the front, a low maintenance garden is bordered by a driveway to the side providing off road parking for several cars. The property has been well maintained, but would now benefit from internal updating and the layout offers scope for remodelling and modernisation. Benefits include uPVC double glazing, gas fired radiator heating and vacant possession. Hackleton benefits from a Post Office/convenience store, The White Hart Public House, local churches and a highly regarded primary school. The village is situated to the South East of Northampton providing ease of access to the town as well as Newport Pagnell, Olney, Milton Keynes and the M1 motorway at Junction 15.

Ground Floor

Porch

Of uPVC construction with a double glazed entrance door, windows to the front and side elevation, door to the kitchen.

Kitchen

14'6 x 7'7 (4.42m x 2.31m)

Fitted with a range of wall and base level units with roll edge work surfaces over, inset stainless steel sink drainer unit, gas cooker point, fridge freezer point, space and plumbing for a washing machine, wall mounted boiler unit, double glazed door and window to the side elevation, door to the lounge and access to the rear lobby.

Lounge

18'2 x 10'8 (5.54m x 3.25m)

Double glazed window to the front elevation, radiator, television point, electric fire point, door to the inner lobby.

Inner lobby

Doors to the downstairs cloakroom and the family room.

Downstairs W.C.

A former bathroom now fitted with a W.C. and a wash basin, radiator, double glazed window to the side elevation.

Family Room

11'5 x 8'10 (3.48m x 2.69m)

Double glazed sliding patio doors to the rear garden, radiator, stairs to the first floor landing, open arch to the dining room.

Dining Room

12'8 x 9'0 (3.86m x 2.74m)

Formerly the main bedroom with a double glazed window to the rear elevation and two built-in cupboards, radiator.

First Floor

Bedroom One

11'6 x 11'4 (3.51m x 3.45m)

Double glazed window to the rear elevation, radiator, built-in double wardrobe.

Bedroom Two

12'5 max x 10'1 (3.78m max x 3.07m)

Double glazed window to the front elevation, radiator, built-in storage cupboard.

Shower Room

Fitted with a suite comprising a tiled shower cubicle, low level W.C. and a wash basin, radiator, built-in airing and linen cupboards.

Outside**Front Garden**

Laid mainly to gravelled areas with a maturing shrub border.

Rear Garden

A low maintenance rear garden with a paved patio area, enclosed flower beds, timber fence enclosed, greenhouse, gated access to a covered storage area with access to the drive.

Driveway

A long drive to the side provides off road parking for 2-3 cars.

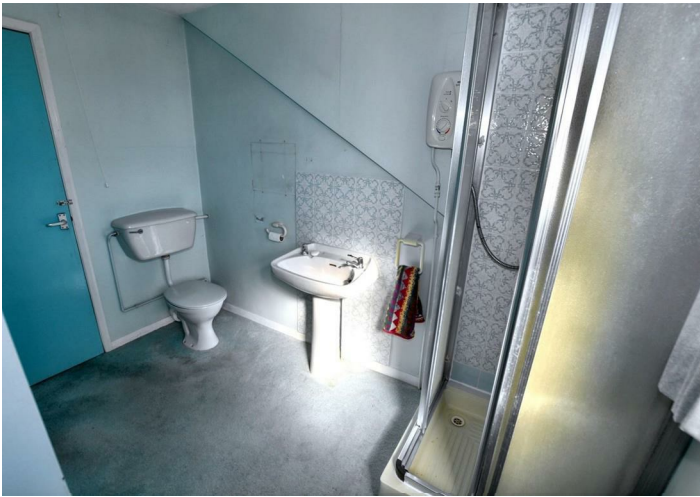
Agents Notes:

Local Authority West Northants

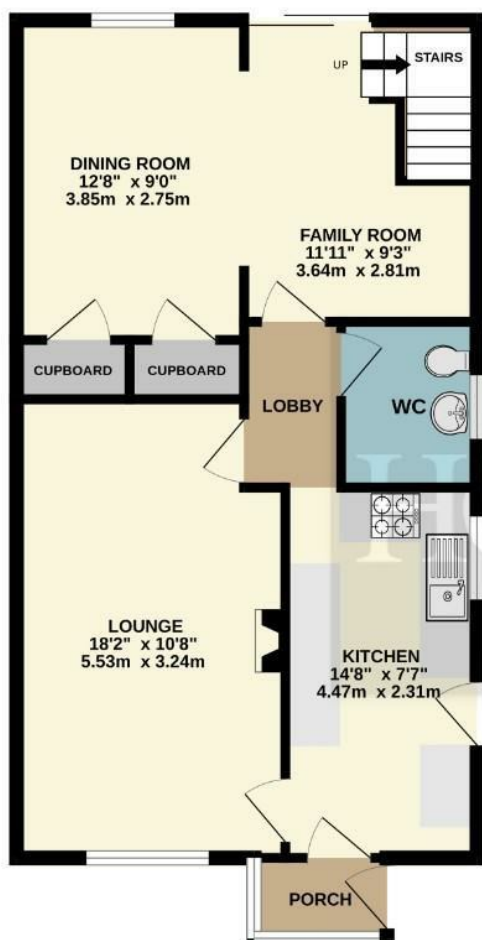
Council Tax Band C

Energy Performance Rating TBC

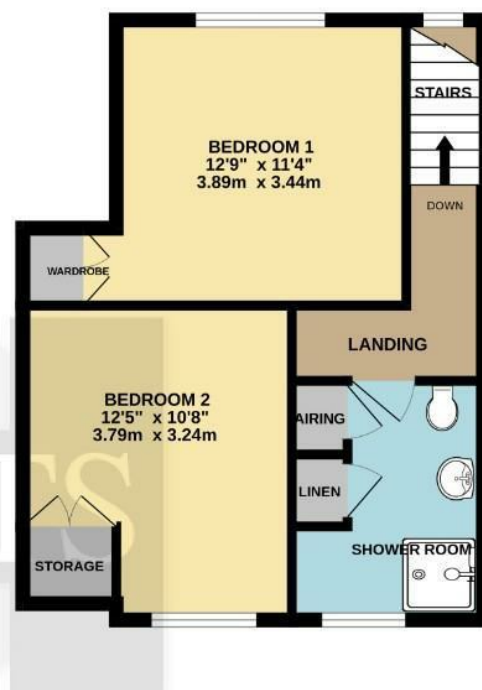




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 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		
(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.