

**21 Church Lane  
Kislingbury  
NORTHAMPTON  
NN7 4AD**

**£325,000**



- NO ONWARD CHAIN
- DETACHED COTTAGE
- REQUIRES SOME UPDATING
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED & GAS RADIATOR HEATING
- ENERGY RATING: D

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Situated in the heart of this sought-after village, this spacious family home is offered with no onward chain and presents an excellent opportunity for modernisation. The ground floor features an entrance hall, a sitting room, dining room, family room, kitchen, utility room, and a cloakroom. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and a separate W.C. Outside, there is an enclosed garden ideal for families or outdoor entertaining. Additional benefits include uPVC double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via obscured double glazed door, built in storage cupboard, doors to sitting room and dining room.

### **Sitting Room**

11'8" x 10'7" (3.57 x 3.25)

Window to front aspect, windows and French doors leading to garden, fireplace with log burner.

### **Dining Room**

11'6" x 12'0" (3.52 x 3.66)

Window to front aspect, open fireplace, exposed beams, doors to kitchen and family room.

### **Family Room**

8'7" x 20'11" (2.62 x 6.4)

Window to front aspect, skylight window to rear, open fireplace with stone surround, understairs storage cupboard, stairs rising to first floor, door to kitchen.

### **Kitchen**

8'9" x 14'9" widening to 18'3" (2.67 x 4.52 widening to 5.58)

Fitted with a range of wall and base level units with work surface over, ceramic sink and drainer unit with mixer tap over, space for fridge/freezer, range cooker with extractor hood over, tiled splash backs, tiled flooring, skylight windows, glass panelled door leading to utility room.

### **Utility Room**

Space and plumbing for washing machine and tumble dryer, work surfaces, butler style sink with mixer tap over, tiled flooring, tiled splash backs, storage cupboard, double glazed door to rear garden. door to cloakroom.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, wall mounted sink, tiled splashbacks, tiled flooring, extractor fan.

## **First Floor**

### **Landing**

Doors to all rooms.

### **Bedroom One**

11'10" x 10'8" (3.63 x 3.27)

Dual aspect windows to front and side.

### **Bedroom Two**

8'9" x 15'11" (2.69 x 4.87)

Dual aspect windows to front and rear aspect, built in storage cupboard with combi boiler.

**Bedroom Three**

8'2" x 13'1" (2.51 x 3.99)

Window to front aspect.

**Bathroom**

Fitted with a two piece suite comprising jacuzzi bath with mixer tap and fitted shower over, pedestal sink, tiled splashbacks, extractor fan, obscured double glazed window to front aspect.

**Separate W/C**

Fitted with a two piece suite comprising low level W/C, pedestal mounted sink.

**Externally****Front Garden**

Small area to the front enclosed by brick wall and wrought iron fencing, gate to front door.

**Rear Garden**

Enclosed by timber fencing and hedges, laid mainly to patio and lawn, various established plants, gated side access.

**Agents Notes**

Council Tax Band: D









GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



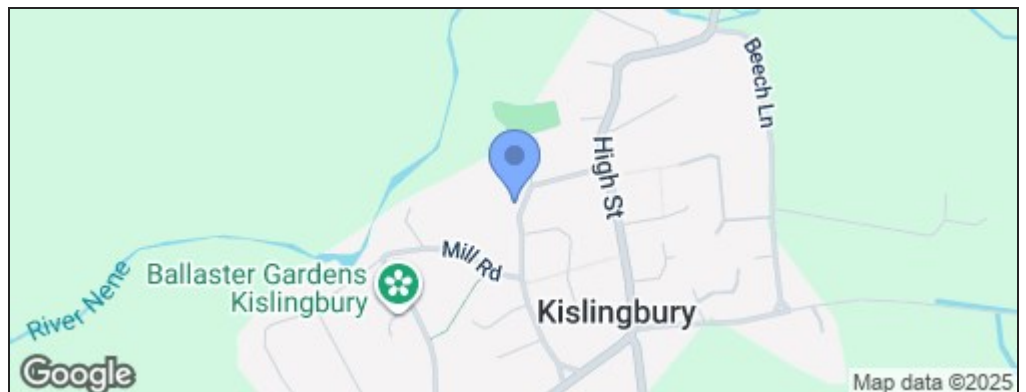
1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.