

**1 Towpath Avenue
Pineham Lock
NORTHAMPTON
NN4 9DW**

£450,000



- EXTENDED AND BEAUTIFULLY PRESENTED
- UTILITY ROOM & CLOAKROOM/WC
- ENSUITE & FAMILY BATHROOM
- CLOSE TO THE GRAND UNION CANAL TOWPATH

- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FOUR DOUBLE BEDROOMS ACROSS THREE FLOORS
- GATED SECURE PARKING
- ENERGY EFFICIENCY RATING: TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

An immaculately presented and extended David Wilson Homes built detached family home, located in the sought after Pineham Lock development, close to the Grand Union Canal towpath.

Offering over 1,550 sq. ft. of accommodation across three floors, this property has been thoughtfully extended and updated by the current owners to create a stylish and versatile family home.

The ground floor features a welcoming entrance hall, cloakroom/WC, and a spacious sitting room. The highlight is the stunning 18' x 18' kitchen/dining/family room, with a beautifully refitted kitchen offering quartz worktops, a central island comfortably seating six, integrated appliances, and wide bi-folding doors opening onto the rear garden. A separate utility room completes the ground floor.

To the first floor is the master bedroom with fitted wardrobes and ensuite shower room, a further double bedroom, and the family bathroom. The second floor comprises two generous double bedrooms, one with fitted wardrobes, providing excellent flexibility for family living.

Outside, the property occupies a corner plot with a landscaped rear garden including a patio area and direct access to the gated secure parking area, which offers space for around three vehicles and a single garage.

Additional benefits include gas central heating and double glazing throughout.

Ground Floor

Entrance Hall

Entered via a front door, with stairs rising to the first floor. Doors to all principal rooms.

Cloakroom/WC

Fitted with a modern white suite comprising low level WC and pedestal wash hand basin with tiled splashbacks. Radiator, tiled floor.

Sitting Room

18'0" x 11'3" (5.49m x 3.44m)

A bright and spacious reception room with a box bay window to the front and two further side aspect windows providing excellent natural light. TV point, two radiators.

Kitchen/Dining/Family Room

18'2" x 18'0" (5.56m x 5.49m)

The hub of the home and ideal for modern family living and entertaining. A box bay window to the front, rear aspect window, three electrically operated roof lights, and wide bi-folding doors flood the space with natural light and open directly onto the garden. The refitted kitchen comprises a one and a half bowl enamel sink unit inset into a comprehensive range of base units with drawers and cupboards, quartz work surfaces with tiled splashbacks, and matching wall mounted units with under lighting. A central island comfortably seats six. Built in double oven, induction hob with extractor over, integrated dishwasher, and space for an American style fridge/freezer. Radiator, TV point, and luxury vinyl flooring. Door to:

Utility Room

5'10" x 5'5" (1.8m x 1.66m)

Side door to the garden. Work surface with matching upstands, base unit and wall cupboards, plumbing for washing machine, under stairs storage cupboard, radiator, and tiled floor.

First Floor

Landing

Rear aspect window. Airing cupboard housing water cylinder, additional storage cupboard. Doors to:

Bedroom One

14'9" max x 11'3" inc wardrobes (4.52m max x 3.44m inc wardrobes)

A generous double bedroom with a front aspect window and Juliet balcony to the side. Fitted wardrobes, radiator, and door to:

Ensuite

Side aspect window. Fitted with a modern suite comprising low level WC, pedestal wash hand basin with tiled splashbacks, and fully tiled shower cubicle. Heated towel rail and tiled floor.

Bedroom Two

11'3" x 8'0" (3.43m x 2.46m)

Front aspect window, radiator.

Family Bathroom

Side aspect window. Modern white suite comprising low level WC, pedestal wash hand basin, and side panelled bath with shower over and glass screen. Fully tiled to bath area, radiator, tiled floor.

Second Floor

Landing

Doors to;

Bedroom Three

15'2" x 11'3" (4.63m x 3.44m)

A spacious double bedroom with front aspect window, radiator, and a range of fitted wardrobes.

Bedroom Four

15'2" x 9'8" max (4.63m x 2.96m max)

Another well proportioned double bedroom with front aspect window, radiator, and fitted shelving.

Externally

Front Garden

Well stocked with a wide variety of flowers and shrubs.

Rear Garden

A fully enclosed and private garden with an extensive patio area, lawn, and raised flower beds stocked with a variety of plants and shrubs. Gated pedestrian access leads directly to the secure parking area.

Secured Parking

Accessed via electric security gates, providing parking for 2–3 vehicles and leading to a single garage with up-and-over door and storage to eaves space.

Local Area

Pineham Lock is a highly regarded development set around 3.5 miles from Northampton town centre, offering excellent transport links with easy access to Junctions 15 and 15a of the M1, along with the A43 ring road. Nearby, Sixfields Leisure and Retail Park provides a wide range of facilities including shops, restaurants, a multiplex cinema, bowling, and is also home to Northampton Town Football Club. Northampton's mainline railway station, situated less than 3 miles away, offers direct services to both London Euston and Birmingham New Street. The historic market town of Towcester is just under 8 miles by car, while the property itself benefits from close proximity to the Grand Union Canal, perfect for walks and scenic views.

Agents Notes

West Northamptonshire Council

Council Tax Band: E



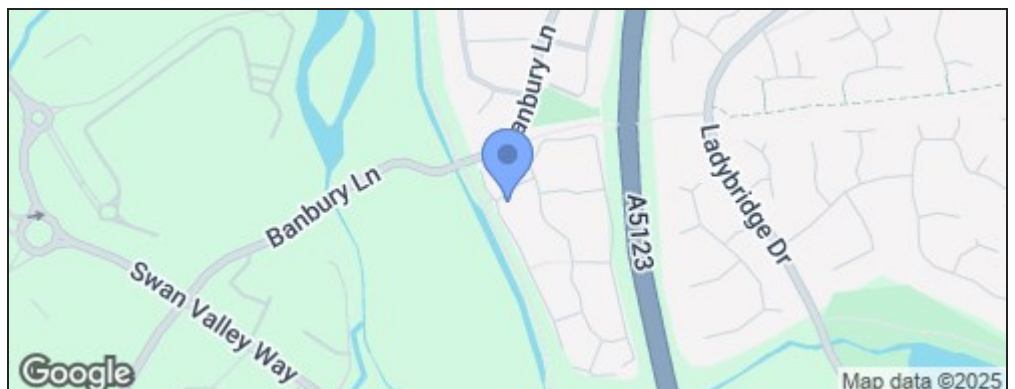






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
	84	84



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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.