

**10 Church Street
Rothersthorpe
NORTHAMPTON
NN7 3JD**

£475,000



- **DETACHED BUNGALOW**
- **COUNTRYSIDE VIEWS TO THE REAR**
- **TWO EN-SUITES**
- **LARGE DRIVEWAY & GARAGE**
- **ENCLOSED SOUTH WESTERLY GARDEN**

- **THREE DOUBLE BEDROOMS**
- **REFITTED FOUR PIECE BATHROOM**
- **REFITTED KITCHEN / BREAKFAST ROOM**
- **OPEN PLAN RECEPTION ROOMS**
- **ENERGY RATING: E**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated alongside open countryside, this beautifully extended and extensively improved home offers spacious and versatile living. The accommodation features an inviting entrance hall leading to a modern, refitted kitchen with access to a convenient utility room. The kitchen flows seamlessly into the lounge and a striking vaulted dining room, which boasts a fully glazed apex showcasing stunning countryside views. A cozy log-burning stove serves as a focal point, warming all three areas.

The property offers three generously sized double bedrooms, two of which benefit from stylish refitted en-suites, complemented by a luxurious four-piece family bathroom.

Outside, a gravelled driveway provides ample parking for several vehicles and leads to a single garage. The established rear garden features patio areas perfect for relaxing while enjoying uninterrupted views of the open countryside. Additional benefits include double glazing and LPG central heating.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, built in coat cupboard, built in storage cupboard, loft access, doors to kitchen/breakfast room, bedrooms one and three and bathroom.

Kitchen/Breakfast Room

18'8" x 10'4" (5.70 x 3.15)

Refitted with a range of wall and base level units with granite work surfaces and splash backs, fitted induction hob with extractor hood over, built in electric oven and microwave, sink with mixer tap over, window to side aspect, under unit lighting, door to utility room, open plan to lounge and dining room.

Utility Room

6'8" x 19'10" max (2.04 x 6.05 max)

Fitted with base and wall level units with work surface over, stainless steel sink and drainer unit with mixer tap over, space for washing machine, dishwasher and fridge/freezer, window to rear aspect, door to front leading to side access and storage area.

Lounge

13'0" x 12'8" (3.98 x 3.88)

Open plan to dining room.

Dining Room

9'5" x 21'4" (2.88 x 6.52)

Full height windows to rear aspect, two sets of French doors leading to rear garden, glazed apex, engineered oak flooring, door leading to bedroom two.

Bedroom One

14'0" x 10'3" (4.29 x 3.14)

Built in double wardrobes, window to front aspect, door to en-suite.

En-Suite

Refitted with a three piece suite comprising low level W/C, built in vanity unit with mounted sink, walk in double shower cubicle with fitted shower over, chrome radiator, full height tiling to all walls, tiled flooring, obscured window to side aspect.

Bedroom Two

17'2" x 8'5" (5.24 x 2.57)

Bi-folding doors opening to rear garden, door providing access to garage, sliding door to wet room.

Wet Room

Refitted with a three piece suite comprising low level W/C, mounted sink, wet area with fitted shower over, full height tiled splash backs.

Bedroom Three

10'11" x 10'9" max (3.34 x 3.28 max)

Built in wardrobe, window to side aspect.

Family Bathroom

Refitted with a four piece suite comprising of a low level W/C, vanity unit with inset sink and mixer tap over, double shower cubicle with fitted shower, jacuzzi bath, tiled splash backs, tiled flooring, obscured window to side aspect.

Externally**Front Garden**

Large gravel driveway, providing off road parking for several vehicles, leading to garage, LGP tank, bin store.

Garage

17'11" x 9'5" (5.48 x 2.89)

Power and lighting. Double doors to driveway.

Rear Garden

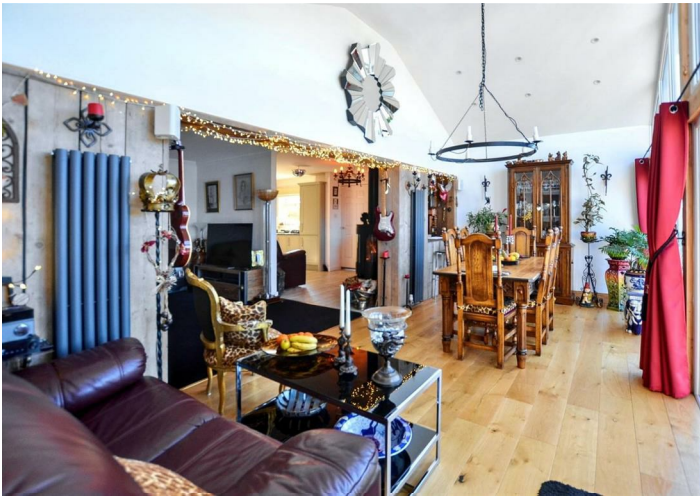
Backing onto open countryside the rear garden is laid to patio, plum slate and artificial lawn, raised shrub borders, bar with additional patio area, gated rear access.

Agents Notes

Local Authority: South Northamptonshire

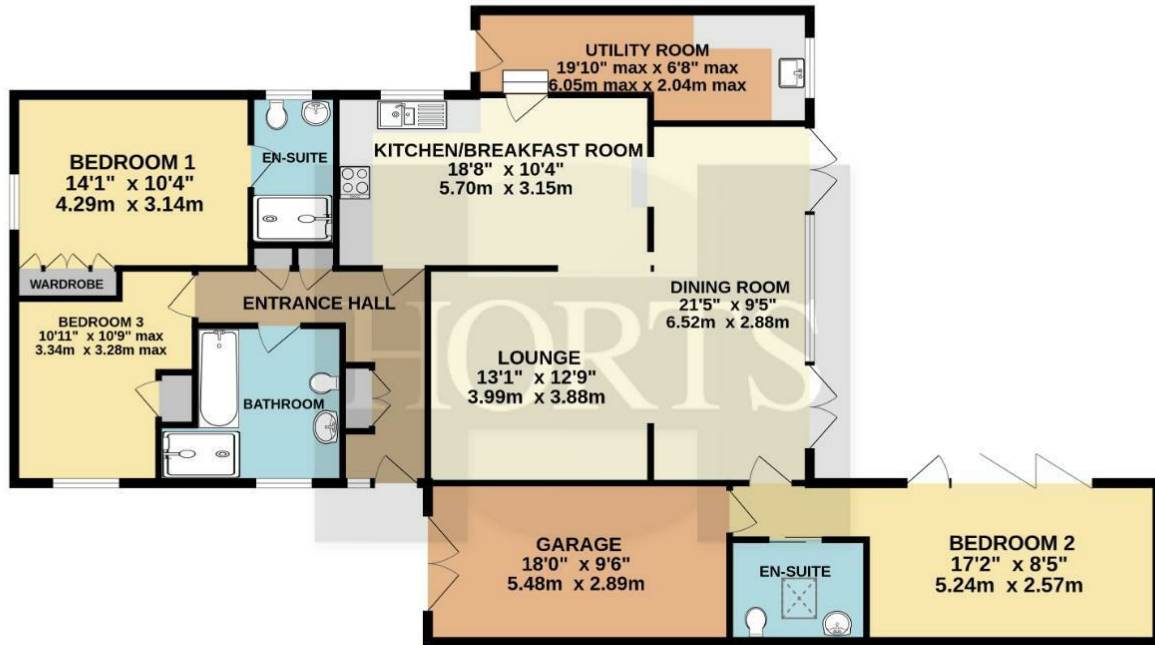
Council Tax Band: D







GROUND FLOOR 1603 sq.ft. (148.9 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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		59
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.