

**29 Watford Road
Crick
NORTHAMPTON
NN6 7TT**

Offers Over £400,000



- **EXTENDED FOUR BEDROOM SEMI DETACHED**
- **OFFICE/STUDY**
- **DOWNSTAIRS SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **POPULAR NORTHAMPTONSHIRE VILLAGE**

- **SPACIOUS LOUNGE**
- **REFITTED EXTENDED KITCHEN WITH ISLAND AND BAR**
- **JACK AND JILL ENSUITE**
- **OFF ROAD PARKING FOR SEVERAL CARS AND GARAGE**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An EXTENDED, four bedroom, semi detached home set on a corner plot, with off road parking for several vehicles. In brief, the accommodation comprises; porch, entrance hall, lounge with wood burner, office/study, refitted ground floor shower room, utility room and an extended modern, kitchen/dining/family room with bifold doors opening to rear garden. There are four double bedrooms to the first floor and a Jack and Jill ensuite shower room. Externally there is a rear garden with a summerhouse, shed and a garage. This property also benefits from upvc double glazing and oil fired central heating. NO ONWARD CHAIN

The village of Crick has a great community feel and amenities, including a primary school, Post Office, general stores, and a Co-op. There are also three pubs, a working men's club, and a canal-side restaurant. Commuters can easily access junction 18 of the M1 or London by train from Long Buckby. This property is also in the catchment area for Guilsborough Academy.

Accommodation Comprises

Entry via upvc obscure double glazed door into:

Entrance Porch

Space for coats and shoes. Vinyl flooring. Timber door into:

Hallway

Stairs rising to first floor. Storage cupboards. Oak flooring. Radiator. Doors off to lounge, kitchen and shower room.

Lounge

14'11" x 13'5" (4.57m x 4.10m)

A spacious room with upvc double glazed window to front aspect. Feature fireplace with log burner. Radiator. Oak flooring. Dado rail. Coving to ceiling.

Office / Study

9'6" x 6'6" (2.91m x 2.00m)

Upvc double glazed window to front aspect. Oak flooring. Radiator. Coving to ceiling.

Kitchen / Dining / Family Room

20'0" x 18'8" (6.10m x 5.71m)

Extended and refitted with a range of modern soft close base and eye level units and cabinets with granite work surfaces. Kitchen island with inset sink with mixer/boiling water tap over. Pop up plug socket. Built in dishwasher, bin storage, fridge/freezer, induction hob with extractor over, microwave, electric oven, wine rack, wine fridge and larder cupboard with feature lighting. Breakfast bar. Bar. Two radiators. Inset spotlights. Engineered wood flooring. Three Velux windows. Bifolding glazed doors opening up to rear garden.

Utility Room

Coat hanging space. Roll top work surface space. Space and plumbing for a washing machine and tumble dryer. Storage cupboard. Wall mounted boiler. Airing cupboard housing hot water tank. Spotlights. Engineered wood flooring.

Refitted Shower Room

With modern suite to comprise; shower cubicle with mixer shower, aqua board splash back and spotlight, wall mounted wash hand basin with mixer tap, and a low level w.c. Extractor fan. Chrome ladder radiator. Tiled walls. Tiled floor. Coving to ceiling. Obscure double glazed upvc window to side elevation.

First Floor Landing

Access to boarded loft space. Storage cupboard. Doors off to bedrooms.

Bedroom One

12'9" x 12'1" (3.90m x 3.70m)

Upvc double glazed window to side aspect. Range of built in bedroom furniture. Radiator. Airconditioning unit. Access to boarded loft space. Door to Jack and Jill ensuite.

Jack And Jill Ensuite

Double shower cubicle with mixer shower and spotlights. Vanity storage with Low level w.c and wash hand basin. Tiled walls. Vinyl flooring. Radiator. Upvc double glazed frosted window to front elevation.

Bedroom Two

11'10" x 9'2" (3.63m x 2.80m)

Upvc double glazed window to front aspect. Two built in wardrobes. Radiator. Airconditioning unit. Door to Jack and Jill ensuite.

Bedroom Three

10'6" x 9'6" (3.21m x 2.90m)

Upvc double glazed window to rear aspect. Radiator. Built in wardrobe. Built in shelving.

Bedroom Four

9'6" x 9'6" (2.90m x 2.90m)

Upvc double glazed window to rear aspect. Radiator. Wardrobe space.

Front Garden

Driveway providing off road parking for four-five cars. Leading to:

Garage

With up and over style door. Power and light connected. Boiler.

Rear Garden

Patio area adjacent to the rear of the property. Shed. Summer house. Oil storage tank. Sleepers with mature plants and shrubs. Area laid to artificial turf.

Agents Note

Local Authority: Daventry

Council Tax Band: C

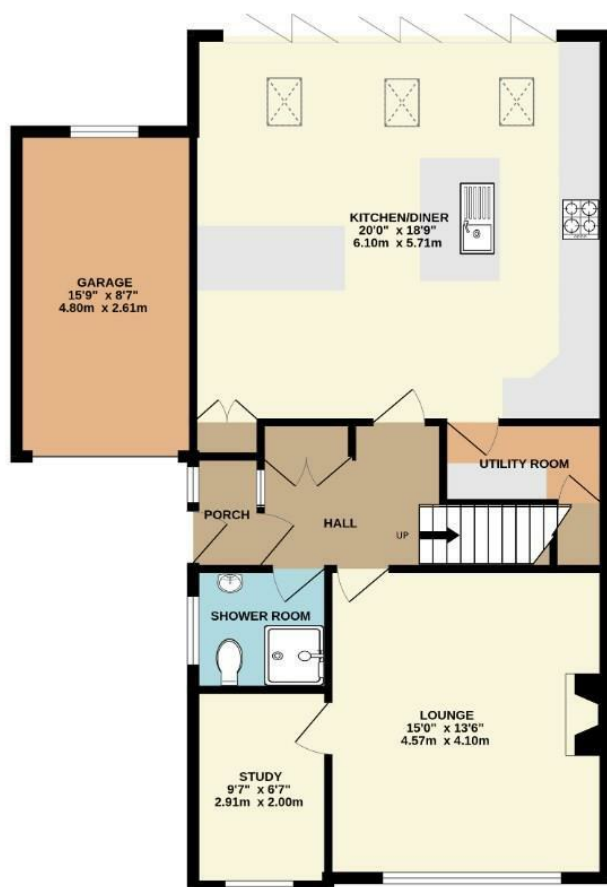
Energy Efficiency Rating: E



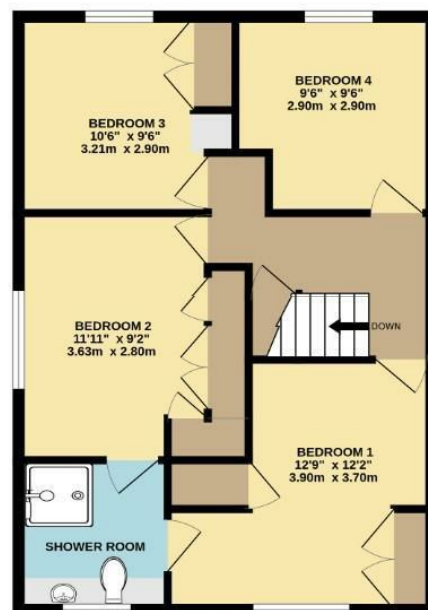




GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.



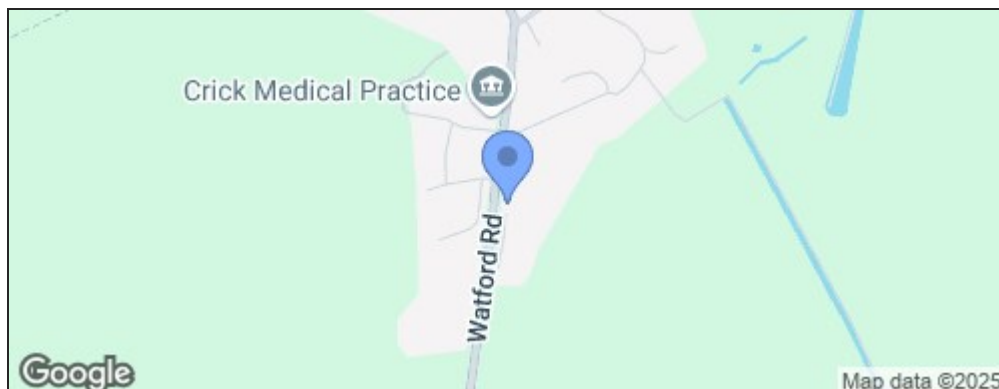
1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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
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 firms employment has the authority to make or give any representation or warranty in respect of the property.