



66 Glenfield Drive | Great Doddington | NN29 7TE



Matthew
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Offers In The Region Of £625,000

A beautifully presented Underwood built detached house enjoying a larger corner plot, located on this sought after residential road with views over the Nene Valley. A 'reverse living' design makes the most of the enviable hillside location with the living space is on the first floor, accessed from road level, and the bedrooms to the lower ground floor opening onto the garden. The property has been thoughtfully upgraded and now offers a gas fired radiator heating system, PVCu double glazing, a striking refitted kitchen/dining room and two beautifully refitted bathrooms. The accommodation briefly comprises a porch, guest WC, central entrance area with doors opening to the south facing balcony, dual aspect sitting room, kitchen/dining room, and utility. The lower ground floor offers a master bedroom with dressing area and ensuite bathroom, two further bedrooms (scope for second ensuite STC) and a family bathroom. Large garage, parking and large gardens to three sides.

- Underwood built 'reverse living' detached house
- South facing corner plot
- Gas fired radiator heating system
- Stunning Nene Valley views
- Refitted kitchen and bathrooms
- PVCu double glazing

Composite entrance door with glazed side panels leading from the front into the

Entrance Porch

Glazed door and side door to the entrance hall, radiator, coving, further door to the

Guest WC

5'3" x 6'7" (1.62 x 2.02)

Fitted with a two piece suite comprising of a low level WC and wash basin, tiled splash areas, radiator, coving, obscured window to front.

Entrance Hall

Large sliding glazed doors to the balcony, radiator, dogleg staircase with hardwood bannister/spindles leading down to the lower ground floor, coving, twin glazed double doors to the sitting room and kitchen/dining room.

Balcony

12'9" x 6'0" (3.91 x 1.85)

Wrought iron balustrade, partially covered, lighting.

Sitting Room

11'5" x 20'7" (3.48 x 6.28)

Triple aspect with windows to the front, side and rear. Two radiators, feature stone fireplace, TV point, coving.

Kitchen/Dining Room

20'8" x 13'3" (6.31 x 4.04)

Refitted with a range of pale coloured contemporary cabinetry with quartz effect worksurfaces above. Inset one and half bowl stainless steel sink, induction hob with integrated extraction, eye level twin ovens with warming drawer, integrated fridge freezer, integrated dishwasher, feature open storage, breakfast bar, cabinet lighting, tiled splash areas, radiator, ample space for dining furniture and additional seating, LVT flooring, window and sliding glazed doors with glass balustrade to the rear. Glazed door to the

Utility

5'6" x 6'7" (1.69 x 2.03)

Plumbing and space for washing machine. storage, wall mounted central heating boiler, door to the garage, part glazed door to the front.

Lower Ground Floor Landing

Doors to all principal areas, radiator.

Master Bedroom

11'2" x 13'0" (3.42 x 3.97)

Windows to rear and side. radiator, coving, archway to the

Dressing Area

11'4" x 6'2" (3.46 x 1.90)

Window to side, range of built in wardrobes, door to the

Ensuite Bathroom

12'0" x 4'11" (3.67 x 1.51)

Refitted with a four piece suite comprising of a low level WC, wash basin in vanity unit/storage, bath and separate large shower cubicle with sliding glazed door and hand held and fixed overhead shower above, tiled walls and floor, towel warmer, downlights.

Bedroom Two

9'7" x 12'9" (2.94 x 3.89)

Window to rear, radiator, air conditioning unit.

Bedroom Three

7'7" x 9'8" (2.33 x 2.96)

French doors to the garden, radiator, built in storage, LVT flooring.

Bathroom

7'9" x 7'9" (2.38 x 2.37)

Refitted with a three piece suite comprising of a low level WC, wash basin in vanity unit/storage, bath with hand held and fixed overhead shower above and glazed

screen to the side, tiled walls and floor, towel warmer, downlights, window to rear.

Outside

The property enjoys a large corner plot, the front and side of which is laid to an open plan lawn with inset trees/shrubs. Block paved driveway for two/three cars leading to the entrance doors, garage and gated access to the rear garden.

Garage

14'2" x 16'0" (4.33 x 4.89)

Electric roller shutter door, power and light connected with door to the utility room.

Rear Garden

Beautifully tended with large paved patio immediately abutting the rear of the house. the remainder is laid to a combination of lawn, well stocked beds and decorative gravel areas. Timber shed/summer house, exterior lighting and tap. Enclosed by fencing and enjoying a southerly aspect.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

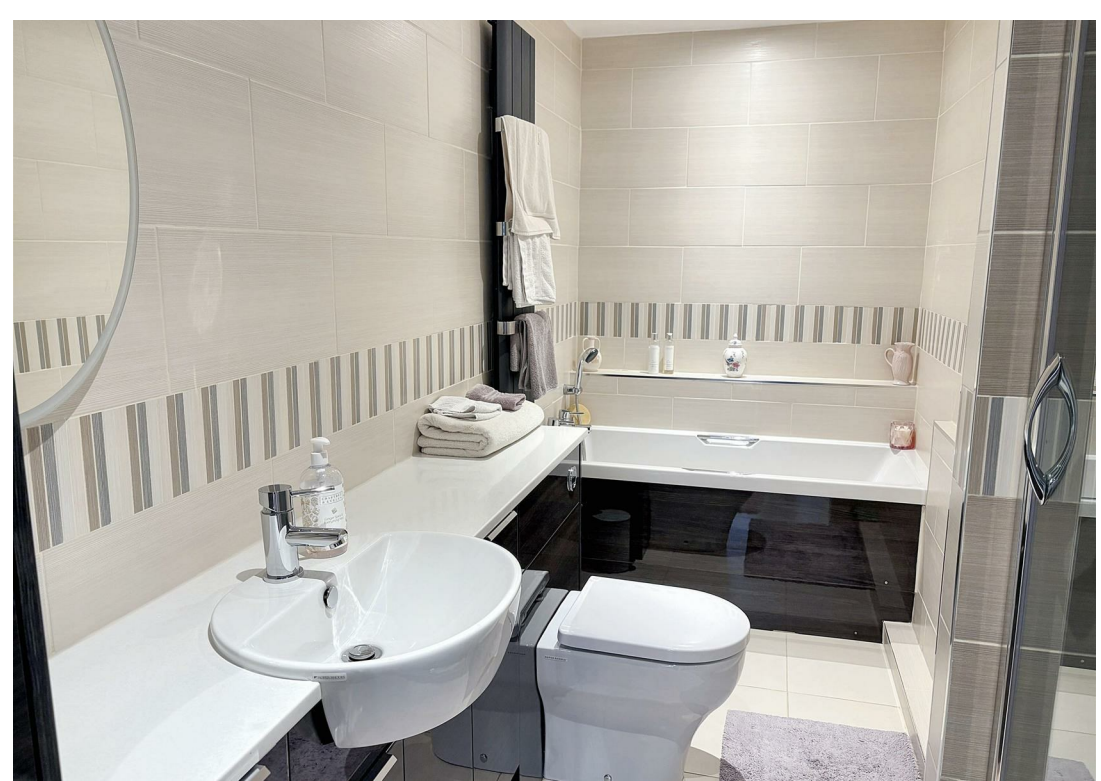
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





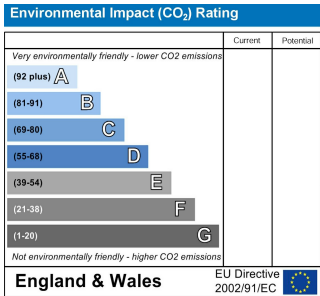
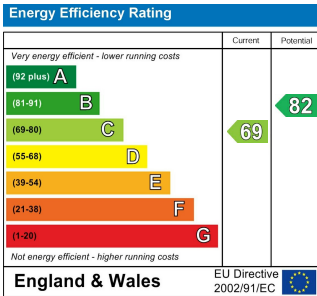
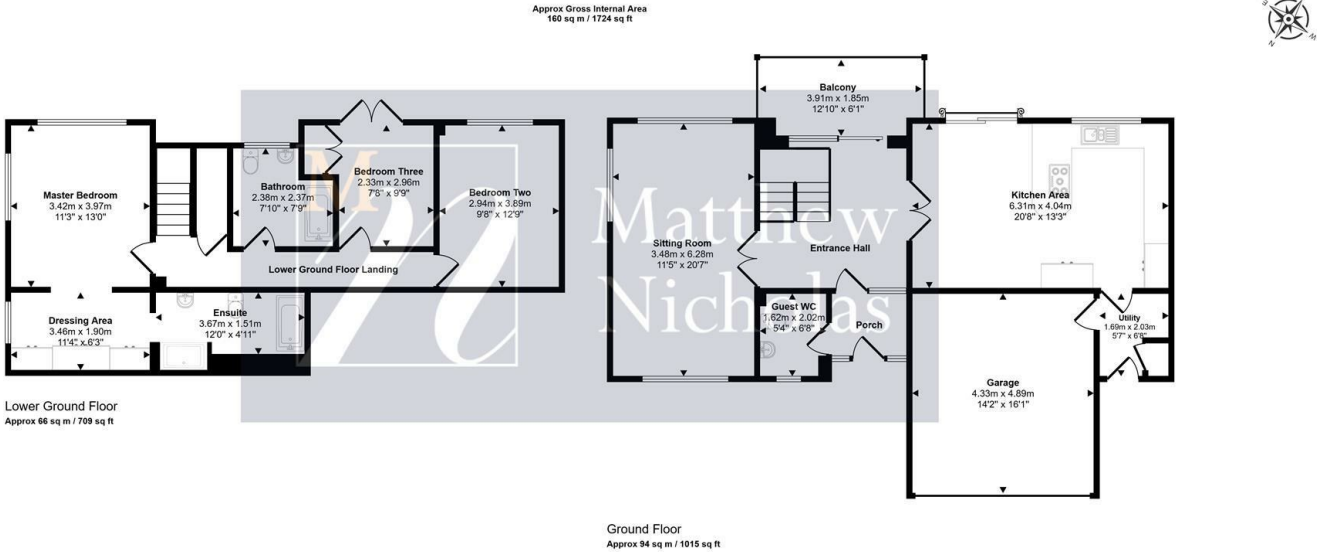
Further Information



Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1724.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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