

43 High Street  
Ecton  
Northampton  
NN6 0QA

Offers in excess of £400,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are delighted to welcome to the market this unique, bungalow situated in the sought after village of Ecton. Offered with no upper chain whilst boasting a huge amount of potential and spanning across nearly 2000 sq. ft of spacious accommodation.

Upon entering, the individually designed hall is positioned centrally leading to all accommodation. The first reception room serves as a great lounge with accessible storage and flows perfectly into the bright and airy conservatory. This room also leads through to the inner hall which in turn allows access into the shower room, garage & stairs leading up to bedroom three. This large versatile space offers a multitude of options and we feel could be a great annex.

Continuing through the property there are a further two double bedrooms in which both benefit from built in wardrobes. There is also an additional shower room, a fantastic size kitchen/diner with a courtesy door out to the garden and a large secondary lounge featuring dual aspect windows creating a warm, bright room.

To conclude the rear garden is low maintenance with paving throughout creating great seating

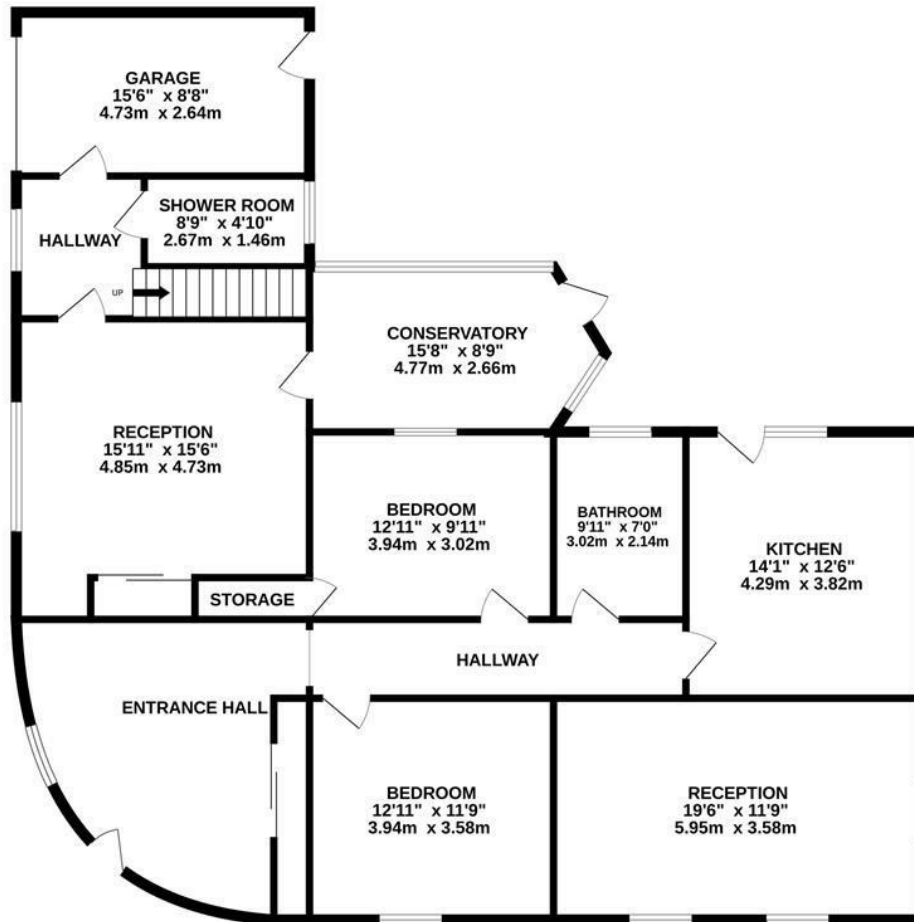
areas, there is gated side access plus a door into the garage.

The location is brilliant for road links to both Northampton and Wellingborough. You also benefit from two Village pubs bringing wonderful community spirit.

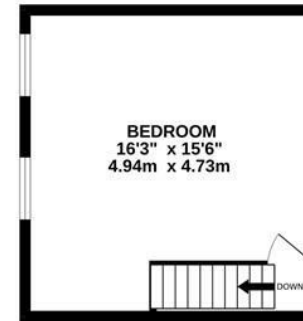
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# Floor Plan

GROUND FLOOR  
1665 sq.ft. (154.6 sq.m.) approx.



1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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## AT A GLANCE...



Spanning across just under 2000 sq. ft of spacious accommodation



Large kitchen/diner



Three double bedrooms



Two shower rooms



Low maintenance rear garden



Fantastic road links





# SELLER'S SECRET

This has been our family home for over 47 years and is a historic part of Ecton as part of the previously served as the bakehouse within the Village.



## Why we like it....

A further addition includes solar panels and there are spaces to park directly outside the property. Another bonus is having a field just around the corner to enjoy lovely walks.

To buy or not to buy....

# OSCAR JAMES

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