



**1, Norwood Farm Cottages, Sandy Lane, Northampton, Northamptonshire, NN7 4DG  
£525,000 Freehold**

Jackson Grundy are pleased to welcome to the market this four bedroom semi detached property with separate study room on the top floor. Set on a large plot front and rear with countryside views comprising entrance hall, WC, dual aspect lounge with a wood burner, a real special feature is the 30ft kitchen/lounge/dining room with views to the rear and side garden, separate utility room and boot room with covered entrance. The first floor has three bedrooms, the main bedroom benefits from built in wardrobes, balcony overlooking the rear fields and a four piece en-suite bathroom. There is also a family bathroom. The top floor has bedroom four and the office space. EPC Rating: E. Council Tax Band:C

**Rural Location | Four Bedrooms & Study | Balcony Overlooking Harpole Fields | Large Plot & Parking | 30ft Kitchen/Lounge/Dining Room | Four Piece En-Suite Bathroom**

modern marketing · traditional values

### ENTRANCE HALL

Storm porch. Wooden entrance door. Tiled entrance hall. Storage cupboard. Staircase rising to first floor landing. Doors to:

### WC

Frosted uPVC double glazed window to front elevation. Suite comprising WC and corner wash hand basin with mixer tap. Tiling to splash back areas. Tiled floor.

### LOUNGE 5.38m x 3.53m (17'8 x 11'7)

Dual aspect uPVC double glazed windows to front and rear elevations. Two radiators. Wood effect flooring. Feature picture rails. Wood burning stove with slate hearth and wooden mantel.

### KITCHEN/LOUNGE/DINING ROOM 9.42m x 4.98m (30'11 x 16'4)

Kitchen Area: uPVC double glazed window to side elevation. Two ceramic Belfast style sinks with mixer tap. Space for Range cooker. Central island with granite work surfaces. Integrated dishwasher. Tiled floor. Spotlights. Wall and base units. Door to utility room. Underfloor heating throughout.

Dining Area: uPVC double glazed window and French doors to side elevation. Spotlights. Tiled floor.

Lounge Area: uPVC double glazed window to side elevation and box bay window to rear elevation. Spotlights. Tiled floor.

### UTILITY ROOM 1.98m x 2.11m (6'6 x 6'11)

uPVC double glazed window to front elevation. Space for washing machine and tumble dryer. Belfast style sink. Tiling to splash back areas. Tiled floor. Wall units. Granite work surfaces. Spotlights. Understairs cupboard. Under floor heating.

### BOOT ROOM 1.55m x 1.52m (5'1 x 5'0)

uPVC double glazed window to side elevation. Double glazed stable door. Tiled floor.

### FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Staircase to second floor landing. Doors to:

### BEDROOM ONE 3.81m x 3.48m (12'6 x 11'5)

uPVC double glazed window to side elevation. French doors to balcony. Upright radiator. Built in wardrobe. Wood effect flooring. Access to loft. Door to en-suite.

### EN-SUITE 2.26m x 2.44m (7'5 x 8'0)

uPVC double glazed window to side elevation. Heated towel rail. Suite comprising pedestal wash hand basin, WC, roll top bath with mixer tap and shower attachment and corner shower cubicle with sliding doors. Fully tiled. Extractor. Spotlights.

### BEDROOM TWO 5.38m x 2.59m (17'8 x 8'6)

Dual aspect uPVC double glazed windows. Radiator. Original feature fireplace. Radiator. Built in wardrobe.

### BEDROOM THREE 2.39m x 3.51m (7'10 x 11'6)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM

Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, WC and wash hand basin in vanity unit. Extractor. Tiling to splash back areas. Wood effect flooring.

### SECOND FLOOR LANDING

uPVC double glazed window to rear elevation. Eaves storage. Wood effect flooring. Doors to:

### BEDROOM FOUR 2.59m x 2.29m (8'6 x 7'6)

Velux style window with blind. Radiator. Wood effect flooring.

### STUDY 2.59m x 2.11m (8'6 x 6'11)

Velux style window. Radiator. Eaves storage. Wood effect flooring.

### OUTSIDE

#### FRONT GARDEN

Privet hedge to front. Picket fence and path to front door. Shed. Lawn to front and side. Side enclosed by panelled fencing.

#### REAR GARDEN

Gravelled parking area for several vehicles. Gated access fence to rear. Large shed. Lawned.

#### PRIVATE GARDEN

Hedging to side. Lawn. Space for shed. Covered area with spotlights.

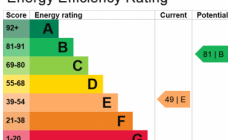
#### AGENTS NOTE

The property will be under going works to obtain mains drainage and a new driveway at the front of the property which will transform the front aspect of the home. It will also mean the parking which is currently to the rear of the home will be landscaped to make a large lawned area with a hedge separating the neighbouring home.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).



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