



46 Fusilier Way, Weedon, Northamptonshire, NN7 4TH
Offers Over £325,000 Freehold

A spacious four bedroom family home, split over three levels and boasting countryside views and a modern kitchen. Situated within the very desirable village of Weedon, this property benefits from three double bedrooms with an en-suite to bedroom one. The accommodation briefly comprises an entrance hall, WC, dining/family room, modern kitchen/breakfast room, first floor lounge, four bedrooms, en-suite and family bathroom. EPC Rating: C. Council Tax Band: D

Fantastic Village Location | Front & Rear Gardens & Driveway Parking | Large Modern Kitchen | Four Double Bedrooms with Ensuite to Bedroom One | Gas Central Heating | uPVC Double Glazing Throughout

modern marketing · traditional values

HALLWAY

uPVC double glazed entrance door. Ceramic tiled flooring. Staircase rising to first floor. Radiator.

WC

Radiator. Suite comprising low level WC and wash hand basin. Extractor fan.

DINING ROOM 4.80m x 2.49m (15'9 x 8'2)

Large uPVC double glazed window to front elevation. Radiator. Laminate flooring. Two built in storage cupboards.

KITCHEN 3.35m x 4.17m (11'0 x 13'8)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear elevation. Ceramic tiled floor. Wall and base units. Five ring gas hob, Beiling high level oven and microwave. Integrated dishwasher and washing machine. Sunken single sink with drainer. Quartz work surfaces.

FIRST FLOOR LANDING

uPVC opaque double glazed window to side elevation. Radiator.

LOUNGE 4.11m Max x 4.67m (13'6 Max x 15'4)

Two uPVC double glazed windows to rear elevation. Two radiators. Laminate flooring.

BEDROOM ONE 3.56m x 4.04m (11'8 x 13'3)

Two double glazed windows to front elevation. Radiator. Double fitted wardrobes.

EN-SUITE 1.68m x 2.64m (5'6 x 8'8)

Radiator. Suite comprising WC, wash hand basin and double sized walk in shower. Vinyl flooring. Extractor fan.

SECOND FLOOR LANDING

uPVC opaque double glazed window to side elevation. Cupboard housing hot water cylinder. Access to loft space.

BEDROOM TWO 4.50m x 2.59m (14'9 x 8'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.95m Max x 4.17m (9'8 Max x 13'8)

Two uPVC double glazed windows to front elevation. Radiator. Double wardrobes.

BEDROOM FOUR 3.18m x 2.01m (10'5 x 6'7)

uPVC double glazed window to rear elevation. Radiator.

FAMILY BATHROOM 1.68m x 2.64m (5'6 x 8'8)

Radiator. White suite comprising WC, wash hand basin and bath. Tiling to splash back areas. Vinyl flooring. Three spotlights.

OUTSIDE

FRONT GARDEN

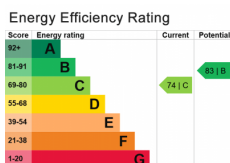
Double length driveway. Lawned area.

REAR GARDEN

Patio area. Artificial lawned area. Large shed.

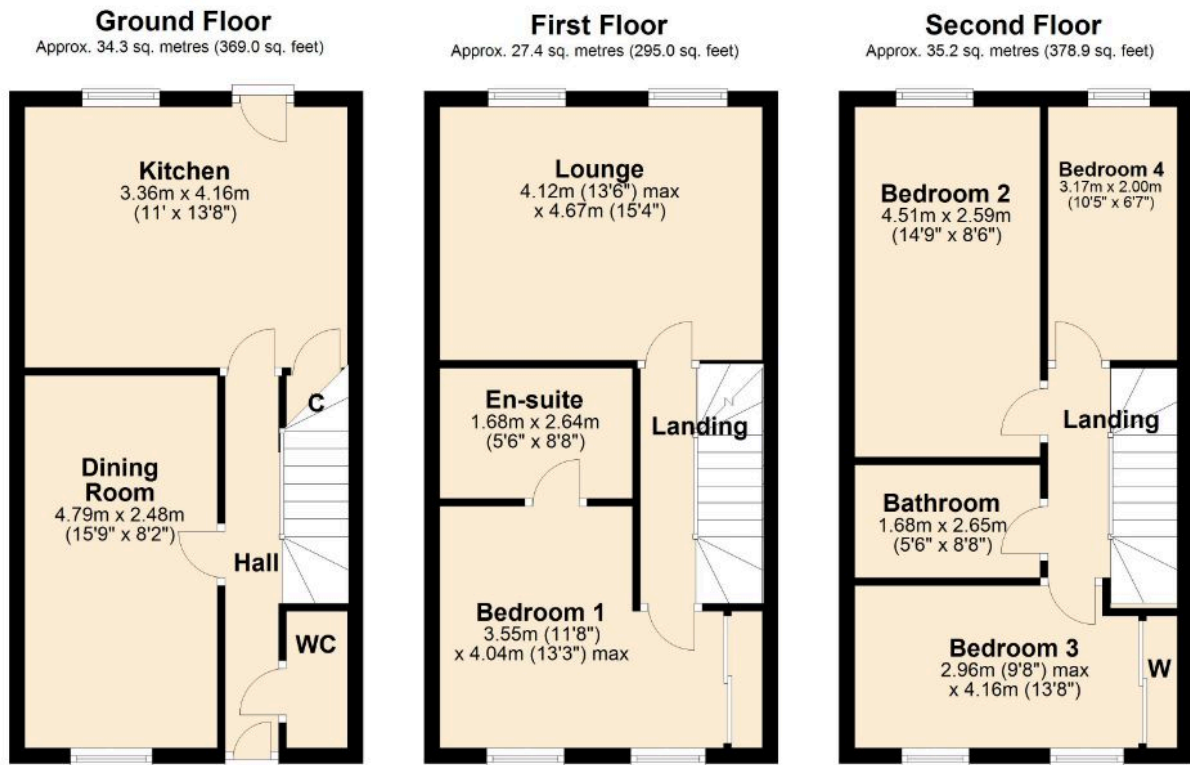
DRAFT DETAILS

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

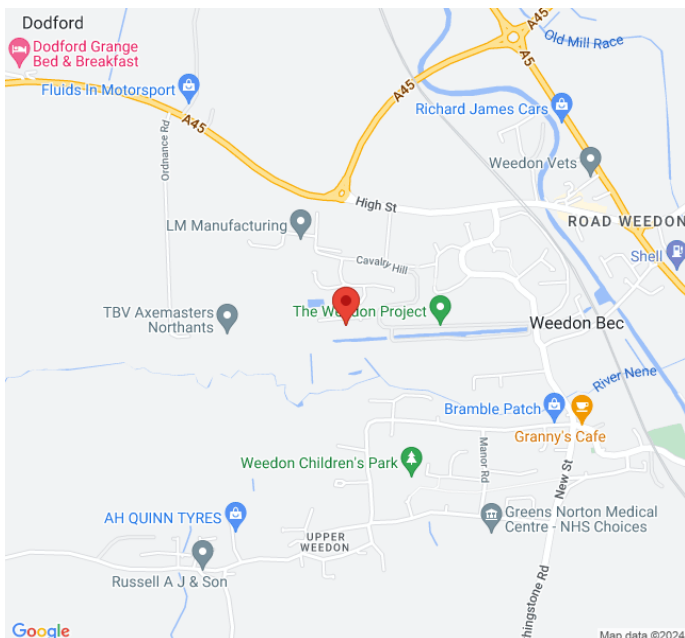


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 96.9 sq. metres (1042.9 sq. feet)



LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

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