



Appledore, Newland Road, Walgrave, Northampton, NN6 9PZ
Guide Price £475,000 Freehold

Appledore was designed and built in the 1980's for the current owner who has maintained the property throughout this time. The bungalow sits towards the rear of its generous plot and benefits from being sold with **no onward chain**. The well proportion accommodation comprises a welcoming reception hall, large lounge measuring in excess of 16'7 x 17'1 with box bay window, kitchen fitted with bespoke solid wood range including pantry cupboard and opening to a separate dining room. There are three double bedrooms, refitted bathroom and additional wet room. To the rear lobby leads from the kitchen to the WC and lean to. Externally the frontage boasts a variety of mature trees and shrubs plus lawn. A gravelled driveway extends to the side of the front garden, providing off street parking for many vehicles and leading to both the secure car port and oversized garage. To the side and rear is a fully enclosed garden with paved patio and lawn. Viewing is essential to appreciate the versatility and scope this fabulous property offers. EPC Rating: TBC. Council Tax: D.

**Sizeable Detached Bungalow | Versatile Accommodation | Bespoke Solid Wood Kitchen |
Generous Plot with Extensive Parking | Scope for Alteration and Extension | No Onward Chain**

modern marketing · traditional values

RECEPTION HALL

Entered via double leaded light double glazed doors. Access to loft. Airing cupboard. Storage cupboard. Multi paned window overlooking lounge. Wall light point. Radiator. Panelled doors to:

LOUNGE 5.05m Max x 5.21m (16'7 Max x 17'1)

Leaded light box bay window to front elevation. Leaded light window to side elevation. Three wall light points. Exposed stone fireplace with open open chimney. Radiator.

KITCHEN 3.61m x 2.92m (11'10 x 9'7)

Leaded light window to side elevation. Large pantry cupboard. Stainless steel one and a half bowl sink with mixer tap. Fitted with a range of bespoke solid wood cupboards and roll top work surfaces. Complimentary tiling to splash back areas. Space for freestanding cooker. Space for white goods. Door to rear lobby. Opening to:

DINING ROOM 2.79m x 3.66m (9'2 x 12'0)

Leaded light window to side elevation. Radiator.

BEDROOM ONE 3.35m x 3.66m (11'0 x 12'0)

Leaded light window to rear elevation. Radiator.

BEDROOM TWO 2.39m x 3.71m (7'10 x 12'2)

Leaded light window to rear elevation. Radiator. Storage cupboard.

BEDROOM THREE 3.35m x 2.59m (11'0 x 8'6)

Leaded light window to rear elevation. Radiator.

WET ROOM

Frosted glazed borrowed light window allowing ventilation between wet room and bathroom. Mains fed shower. Soakaway tiled floor. Fully tiled. Heated towel rail.

BATHROOM 2.13m x 2.01m (7'0 x 6'7)

Frosted leaded light window to side elevation. Three piece suite comprising bath, wash hand basin and WC. Tiling to splash back areas.

LOBBY

Glazed door to lean to. Door to:

WC

Frosted window opening to lean to. WC.

LEAN TO 2.16m x 3.48m (7'1 x 11'5)

Brick built lean to with leaded light window to rear elevation. Stable door to rear garden. Window overlooking garage. Door to garage.

GARAGE 3.00m x 5.89m (9'10 x 19'4)

Double opening doors to driveway. Window to front garden. Two ceiling light points.

OUTSIDE

FRONT GARDEN

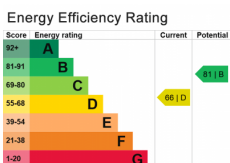
A large frontage which has been predominately laid to lawn. There are many established shrubs inset, mature trees and an extensive gravelled driveway. The driveway provides access to the secure car port to the side and oversized single garage, whilst offering parking for several vehicles.

REAR & SIDE GARDENS

To one side of the property is a secure car port offering additional storage the full depth of the bungalow. The other side, and rear garden, is accessed via the lean to and is paved to the side with the rear being laid to lawn. The garden is fully enclosed by timber panelled fencing.

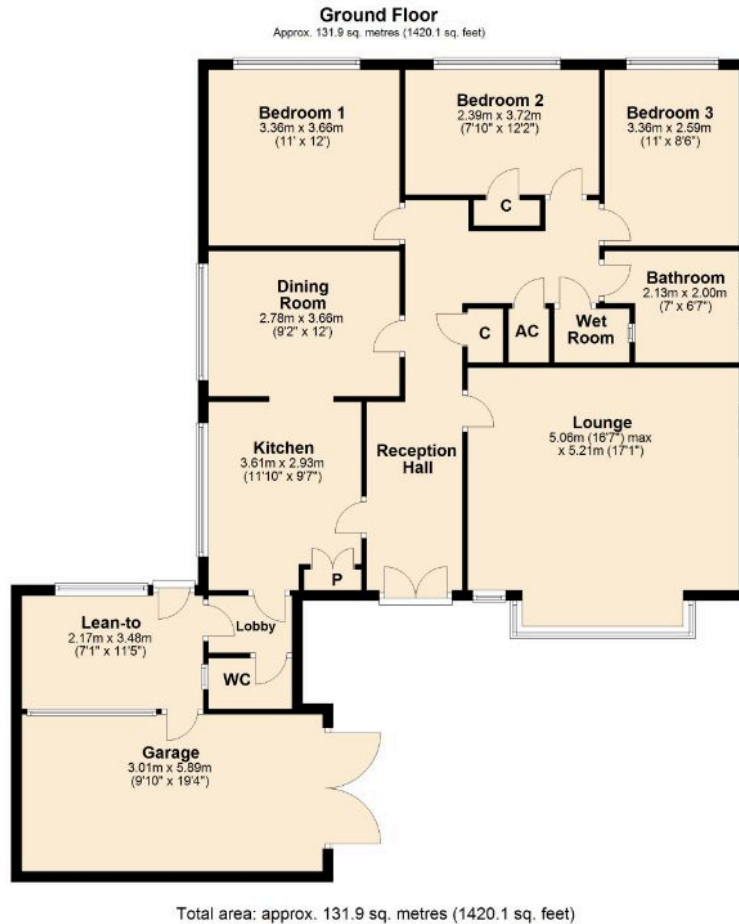
DRAFT DETAILS

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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LOCAL AREA INFORMATION

The village of Walgrave sits between the A43 and A508 main roads, both of which give access to the A14 and in turn to the M1 and M6 at Catthorpe interchange. Due north of Pitsford Reservoir which offers sailing, fishing and walking activities, the village itself has a public house, primary school, village hall and pocket park as well as supporting a variety of clubs and societies including Walgrave Amber FC, one of the oldest football teams in Northamptonshire. Local grocery provisions and other services can be accessed in the nearby villages of Brixworth (5 miles) or Mawsley (3 miles) with the nearest high street shopping and local authority provisions being available in Kettering town centre just over 6 miles away. Kettering also has a mainline train station with services to London St Pancras International and Nottingham.



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