



**3 Chapel Lane, Crick, Northampton, NN6 7TW**  
**Guide Price £260,000 Freehold**

A three bedroom semi detached cottage with lots of character features throughout including fireplaces, log burner, ceiling beams, floorboards and old pine doors. There is a lounge, dining room, kitchen / breakfast room, large pantry / utility room, three bedrooms and a bathroom. The garden is private and features an entertaining seating area. The property has radiator heating and no onward chain. EPC Rating F. Council Tax Band C.

**Character Property | Semi Detached | Three Bedrooms | Log Burner | Quiet Location | No Onward Chain**

modern marketing · traditional values

### ENTRANCE HALL

Entrance via front door. Stairs rising to first floor landing.

### LOUNGE 3.25m x 3.89m (10'8 x 12'9)

Windows to front and side elevations.

### DINING ROOM 2.95m x 2.79m (9'8 x 9'2)

Double doors to the garden. Radiator. Ceiling beams. Under stairs storage cupboard.

### KITCHEN / BREAKFAST ROOM 3.40m x 4.17m (11'2 x 13'8)

Window to front elevation. Radiator. Fitted with a range of base and drawer units with work surfaces over. Ceramic sink and drainer unit. Built in washing machine, oven and extractor hood. Ceiling beams. Tiled splash backs. Stable door to front elevation.

### PANTRY / UTILITY ROOM 1.14m x 4.17m (3'9 x 13'8)

Window to side elevation.

### FIRST FLOOR LANDING

Radiator. Floor boards.

### BEDROOM ONE 3.28m x 3.86m (10'9 x 12'8)

Two windows to side elevation. Window to front elevation. Radiator. Fireplace. Built in wardrobe. Floor boards.

### BEDROOM TWO 2.26m x 4.04m (7'5 x 13'3)

Window to side elevation. Radiator.

### BEDROOM THREE 2.29m x 3.28m (7'6 x 10'9)

Window to front elevation. Radiator. Airing cupboard.

### BATHROOM 2.24m x 2.64m (7'4 x 8'8)

Window to front elevation. Radiator. Suite comprising bath, shower in a tiled cubicle, WC and wash hand basin. Tongue and groove panelling. Floor boards.

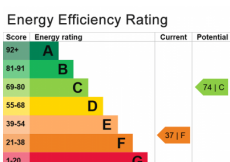
### OUTSIDE

### GARDEN

Decking area with pergola. Pathways and raised beds.

### DRAFT DETAILS

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



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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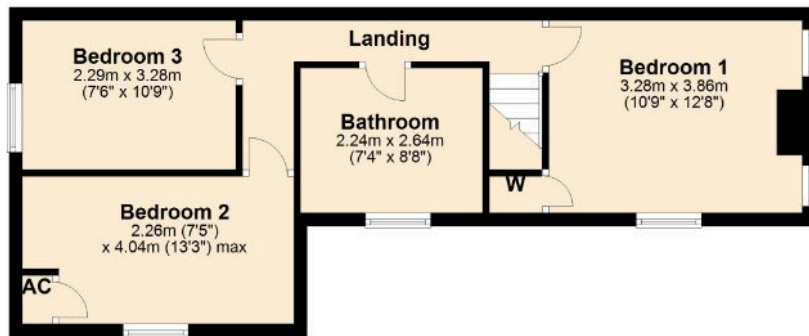
### Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

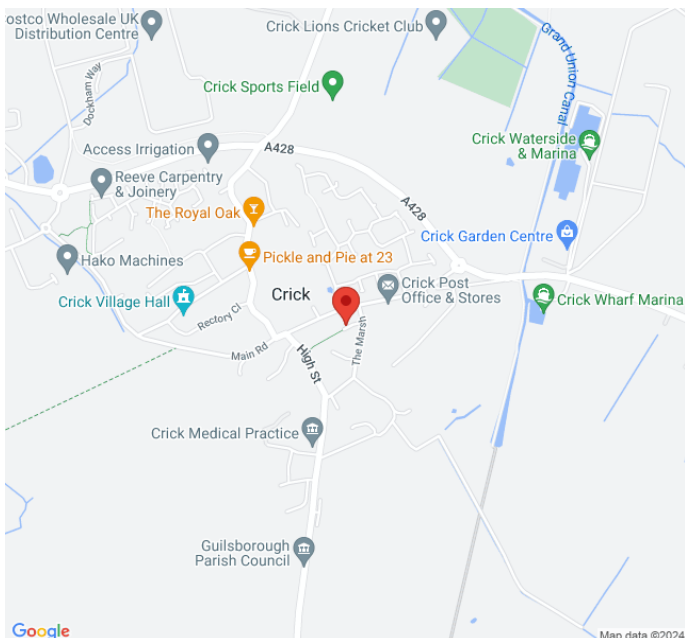


### First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 sq. feet)



## LOCAL AREA INFORMATION

Crick village is set on the Grand Union Canal and has a large marina where the famous annual Crick Boat Show is held. A variety of other local amenities include a well-regarded primary school feeding Guilsborough secondary school, a fine church housing a rare church organ, B&B, post office/general stores and three public houses. Well placed for road communications, the village has been bypassed by the A428 Rugby to Northampton road which in turn links to both the A5 and M1 J18 just over 1 mile away. Public transport options are also well catered for via a regular bus service to the towns of Northampton (14 miles) and Rugby (6 miles) both of which offer high street shopping and leisure facilities plus mainline train services to London Euston and Birmingham New Street.

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