



6 Elizabeth Road, West Haddon, Northampton, NN6 7AF
£285,000 Freehold

A three bedroom semi detached property with a large garden situated in a quiet village street. It has a hall, cloakroom, lounge / dining room, kitchen, utility room, lean-to, three bedrooms and a bathroom. There is off road parking for two cars, a large west facing garden, uPVC double glazing and radiator heating. EPC Rating C. Council Tax Band C.

Three Bedroom Semi Detached | Large Garden | Off Road Parking | uPVC Double Glazing | Radiator Heating | Cloakroom

modern marketing · traditional values

ENTRANCE HALL

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

CLOAKROOM 2.13m x 1.52m (7'0 x 5'0)

Radiator. Coat and boot space. Doorway to: WC and wash hand basin. Window to side elevation. Radiator. Tiled splash backs.

LOUNGE / DINING ROOM 6.45m x 3.89m max (21'2 x 12'9 max)

Window to front elevation. Two radiators. Fireplace. Double doors to rear elevation.

KITCHEN 2.59m x 3.43m (8'6 x 11'3)

Windows to side and rear elevations. Radiator. Fitted with a range of wall, base and drawer units incorporating glazed display units. One and a half bowl sink and drainer unit. Tiled splash backs. Space for oven and dishwasher.

UTILITY ROOM 1.37m x 2.34m (4'6 x 7'8)

One and a half bowl sink and drainer unit. Tiled splash backs. Space for washing machine. Door to side elevation.

LEAN-TO 6.83m x 1.68m (22'5 x 5'6)

Doors to front and rear elevations. Power and light connected.

FIRST FLOOR LANDING

Window to side elevation. Radiator.

BEDROOM ONE 3.28m x 3.96m (10'9 x 13'0)

Two windows to front elevation. Radiator.

BEDROOM TWO 3.05m x 3.05m (10'0 x 10'0)

Window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 3.71m x 2.34m (12'2 x 7'8)

Window to side elevation. Radiator. Access to loft space.

BATHROOM 1.57m x 2.64m (5'2 x 8'8)

Windows to side and rear elevations. Chrome heated towel rail. Suite comprising bath with shower attachment over, corner shower cubicle, WC and wash hand basin. Tiled walls. Tiled floor.

OUTSIDE

FRONT GARDEN

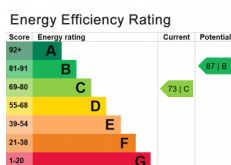
Driveway for two cars. EV charging point.

REAR GARDEN

Paved seating area with lawn beyond. Established trees and bushes. Garden shed.

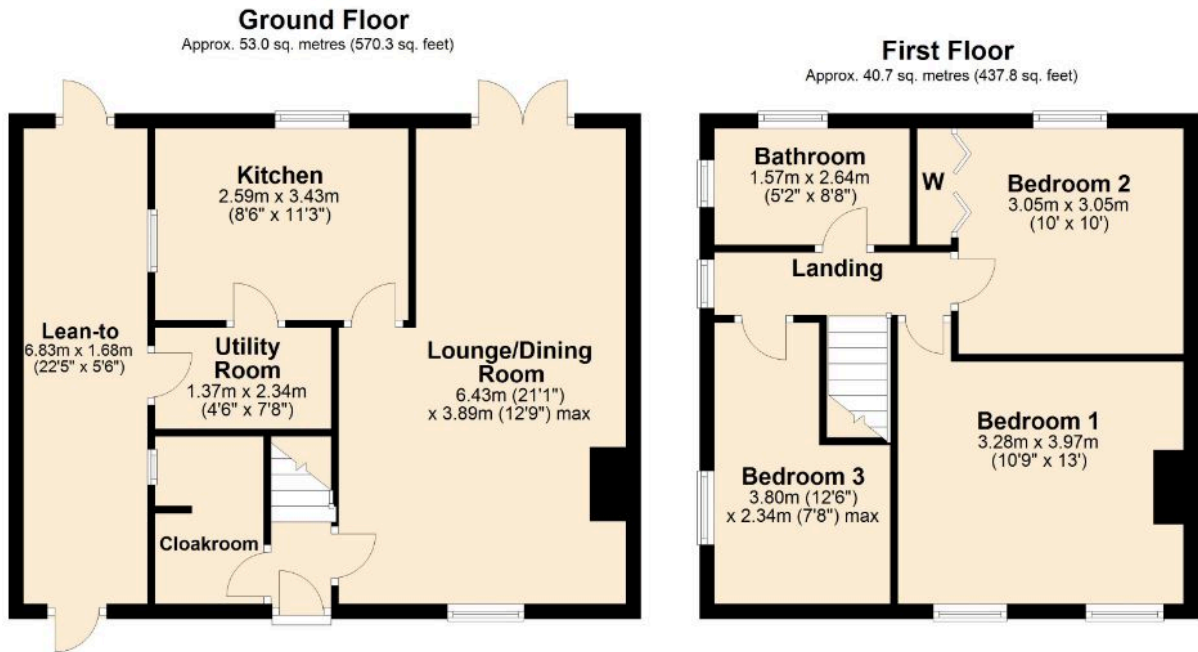
DRAFT DETAILS

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. 93.6 sq. metres (1008.0 sq. feet)



LOCAL AREA INFORMATION

West Haddon is now bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has two churches and three watering holes, The Pytchley Hotel, The Sheaf Inn and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, two tennis courts, two large playing fields and a bowls lawn. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is 3 miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are over 25 clubs, societies and organisations with regular activities to choose from.

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