

36 High Street

Milton Malsor, Northampton, NN7 3AS

£725,000 Freehold



Built by the current owners in stone this house is constructed, finished and presented to the very highest standard both inside and out.

This fine detached property has a hall, cloakroom, sitting room, study, kitchen / dining / living room with central island and bi-fold doors, utility room, main bedroom and en-suite shower room with vaulted ceilings, three further bedrooms and a luxury family bathroom with freestanding bath and large shower. On the ground floor there is underfloor heating whilst upstairs there are radiators and towel radiators.

Outside, there is a large driveway with secure parking, an attractive oak framed garage and a beautifully kept garden with a covered entertaining area.

The quality of this property can only be fully appreciated once inside.

EPC Rating TBC. Council Tax Band G.



ENTRANCE HALL 5.08m x 2.36m (16'8 x 7'9)

Underfloor heating. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM 2.16m x 0.94m (7'1 x 3'1)

Window to side elevation. Underfloor heating. Suite comprising WC and wash hand basin. Tiled splash backs.

SITTING ROOM 4.70m x 5.59m (15'5 x 18'4)

Two windows to front elevation. Window to rear elevation. Underfloor heating. Fireplace with gas fired log burner. Double doors to rear elevation.

STUDY 2.36m x 2.31m (7'9 x 7'7)

Window to front elevation. Underfloor heating. Fitted desk, cupboards and drawers.

KITCHEN / DINING / LIVING ROOM 6.58m max x 4.72m (21'7 max x 15'6)

Two windows to rear elevation. Tiled floor with underfloor heating. Fitted with a range of wall, base and drawer units with granite worksurfaces. Integrated oven, warming drawers, combination oven, five ring electric hob, extractor hood and coffee maker. Integrated under counter fridge. Island unit with granite worksurface. Underslung stainless steel one and a half bowl sink unit. Integrated dishwasher. Bi-fold doors leading out to the garden.

UTILITY ROOM 2.34m x 2.31m (7'8 x 7'7)

Window and door to side elevation. Fitted with a range of wall and base units. Stainless steel sink unit. Built in cupboard. American style fridge / freezer. Space for washing machine. Tiled splash backs. Tiled floor.

FIRST FLOOR LANDING

Windows to side and rear elevations. Two radiators. Large airing cupboard.

BEDROOM ONE 4.42m x 4.04m (14'6 x 13'3)

Vaulted ceiling with exposed A frame. Two windows to rear elevation. Two radiators. One wall of fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM 3.07m x 2.34m (10'1 x 7'8)

Vaulted ceiling. Velux window to side elevation. radiator. Suite comprising walk in rainwater shower, WC and contemporary wash hand basin on a stand. Chrome heated towel rail. Cupboard. Tiled splash backs. Tiled floor.

BEDROOM TWO 4.70m x 2.51m (15'5 x 8'3)

Windows to front and rear elevations. Radiator.

BEDROOM THREE 3.10m x 5.13m (10'2 x 16'10)

Two windows to front elevation. Radiator.

BEDROOM FOUR 3.73m x 2.77m (12'3 x 9'1)

Window to front elevation. Radiator.

BATHROOM 3.89m x 3.07m (12'9 x 10'1)

Vaulted ceiling. Window to rear elevation. Radiator. Suite comprising rainwater shower in a large cubicle, contemporary freestanding bath with floor mounted tap, WC and wash hand basin. Chrome heated towel rail. Tiled splash backs. Tiled floor. Cupboard.

OUTSIDE

FRONT GARDEN

Lawn and part covered driveway. Double gates leading to the large gravel driveway and garage.

GARAGE 6.25m x 4.04m (20'6 x 13'3)

Up and over door. Window to side elevation. Power and light connected. Roof storage space. Door to side elevation.

REAR GARDEN

The paved patio area leads to a shaped lawn with established borders of trees, bushes, plants and flowers. To the rear of the garden is an attractive oak frames seating area adjacent to the garage.

DRAFT DETAILS

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





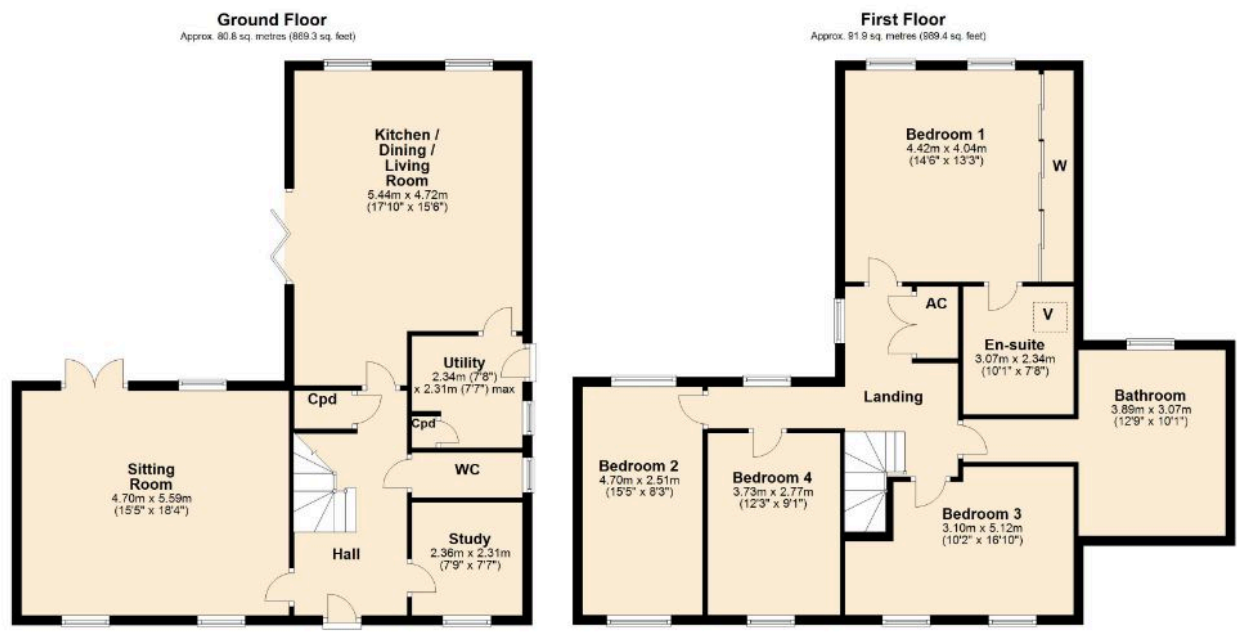
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Local Area Information

Milton Malsor is located 4 miles south of Northampton and just 2 miles from M1 J15. Much of the village lies within a conservation area and there are many traditional Northamptonshire stone cottages as well as three working farms - an industry at the core of Milton Malsor's history. Amenities within the village itself include a church, Baptist chapel, two public houses, shop, village hall and primary school which links to Champion School, Bugbrooke for secondary education. It also has a number of active social and sporting groups including W.I., scouts, brownies, football, bowls, badminton, arts and historical society. A large supermarket and a leisure centre are positioned just 3 miles away on the edge of Northampton town centre, which along with high street shopping and local authority services, also has a train station offering mainlines services to London Euston and Birmingham New Street.



Total area: approx. 172.7 sq. metres (1858.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs more work	E		
Needs a lot of work	F		
Not energy efficient - higher running costs	G		

England & Wales

Awaiting EPC

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