

# *9 Northfield Green*

East Haddon, Northampton, NN6 8BJ

£675,000 Freehold





Located on a quiet cul-de-sac within the highly desired village of East Haddon is this three storey, five bedroom detached stone built family home with approximately 2400sqft of interior space.

The property boasts being in good decorative order throughout, log burning stove in the sitting room, separate study on the ground floor, five double bedrooms (two with en-suite), mature gardens and double garage.

Addition benefits include, access to private residents green opposite and the second floor accommodation is ideal for older children with its en-suite and large landing creating its own living space.

In brief the accommodation comprises, entrance hall, study, WC, sitting room, dining room, conservatory, kitchen/breakfast room and utility. First floor landing, bedroom one with en-suite, three additional bedrooms. Second floor landing, bedroom five and bathroom. Outside to the front is a lawned garden enclosed by a low level brick wall with storm porch entrance to the property and a double width driveway which in turn leads to a double garage. The southerly facing rear garden is complete with lawned, patio and bedded areas.

EPC Rating C. Council Tax Band G.



## ENTRANCE HALL

Entrance via obscure double glazed door. Radiator. Stairs rising to first floor landing with understairs storage space. Covings. Wooden flooring.

## WC 1.03m x 1.89m (3'5 x 6'2)

Radiator. Suite comprising WC and wall mounted wash hand basin with mixer tap over. Tiled splash backs. Covings. Extractor fan.

## STUDY 2.59m x 2.21m (8'6 x 7'3)

Double glazed window to front elevation. Radiator. Covings. Wooden flooring.

## SITTING ROOM 6.68m x 3.94m (21'11 x 12'11)

Double glazed window to front elevation. Radiator. Log burning stove with a tiled surround, granite hearth and wooden mantle. Covings. Glazed doors to:

## DINING ROOM 4.75m x 3.35m (15'7 x 11'0)

Double glazed windows and double doors to conservatory. Radiator. Covings. Serving hatch.

## CONSERVATORY 3.23m x 2.97m (10'7 x 9'9)

Half brick half uPVC double glazed construction. uPVC double glazed doors to rear garden. Tiled floor. Wall light points.

## KITCHEN 2.95m x 4.14m (9'8 x 13'7)

Double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with wood effect work surfaces over. One and a half bowl sink and drainer units with mixer tap over. Space for range cooker with extractor hood over. Integrated dishwasher and fridge / freezer. Covings. Recessed ceiling spotlights. Archway to:

## BREAKFAST AREA 3.56m x 2.36m (11'8 x 7'9)

Double glazed window to rear elevation. Radiator. Wood effect laminate flooring. Television aerial point. Double glazed door to rear garden. Door to utility room.

## UTILITY ROOM 1.68m x 2.29m (5'6 x 7'6)

Double glazed door to rear garden. Fitted with a range of wall and base units with roll top work surfaces over. Stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Covings. Loft hatch. Wood effect laminate flooring.

## FIRST FLOOR LANDING

Stairs rising to second floor landing. Covings.

## BEDROOM ONE 4.70m x 3.94m (15'5 x 12'11)

Two double glazed windows to front elevation. Two radiators. Covings. Door to:

## EN-SUITE 1.87m max x 3.01m (6'2 max x 9'11)

Obscure double glazed window to side elevation. Suite comprising walk in shower, pedestal wash hand basin with mixer tap over and dual flush WC. Tiled floor. Tiled splash backs.

## BEDROOM THREE 3.76m x 3.58m (12'4 x 11'9)

Double glazed window to front elevation. Radiator. Covings.

## BEDROOM FOUR 2.97m x 3.58m (9'9 x 11'9)

Double glazed window to rear elevation. Radiator. Covings.

## BEDROOM FIVE 2.95m x 3.96m (9'8 x 13'0)

Double glazed window to rear elevation. Radiator. Covings.

## BATHROOM 2.09m x 3.01m (6'10 x 9'11)

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising shower cubicle, panelled bath with mixer tap over, dual flush WC and pedestal wash hand basin with mixer tap over. Tiled splash backs. Covings. Recessed ceiling lights. Tiled floor.

## SECOND FLOOR

## SNUG 5.05m max x 3.60m max (16'7 max x 11'10 max)

Double glazed window to side elevation. Radiator. Covings. Loft hatch. Door to bathroom. Double doors to:

## BEDROOM TWO 5.16m x 3.96m (16'11 x 13'0)

Three double glazed skylights to rear elevation. Two radiators. Fitted wardrobes. Wall lights. Covings. Eaves storage.

## BATHROOM 2.19m x 3.60m (7'2 x 11'10)

Three double glazed skylights to rear elevation. Radiator. Suite comprising corner bath with mixer tap and shower over, WC and pedestal wash hand basin with mixer tap over. Tiled effect vinyl flooring. Tiled splash backs. Recessed ceiling lights.

## OUTSIDE

## FRONT GARDEN

Enclose by low level brick wall. Lawned area with bedded borders housing a variety of plants and shrubs. Block paved driveway leading to the double garage and front entrance with storm porch.

## DOUBLE GARAGE 6.05m x 5.05m (19'10 x 16'7)

Two up and over doors. Power and light connected. Glazed door to rear garden.

## REAR GARDEN

Southerly facing rear garden which is mainly laid to lawn with stone paved pathways and patio area. Raised bedded borders housing a variety of plants, shrubs and trees. Enclosed by timber fencing and stone walling. Pergola with climbing vine. Gated side access.

## DRAFT DETAILS

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







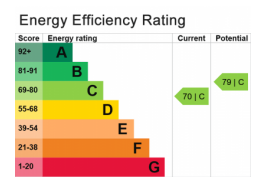
Jackson Grundy | The Village Agency  
 3 Market Place  
 Long Buckby  
 Northampton  
 NN6 7RR

T: 01327 842093  
 E: longbuckby@jacksongrundy.co.uk  
 F: 01327 843696  
 W: jacksongrundy.com



### Local Area Information

The property is located within the parish of East Haddon, which is a small village, 8 miles from Northampton, It has a thriving community spirit and a variety of clubs and societies. The village playing field, easily accessed from the adjacent footpath has a children's play area as well as tennis, football, cricket and a licensed pavillion. It has a pub/hotel, The Red Lion, a church, village hall and primary school rated outstanding by Ofsted which feeds into Guilsborough Secondary School less than 4 miles away. Long Buckby provides a wide range of local amenities within 2 miles, including a doctors, dentists, shops, restaurants and take-aways. Within 2.5 miles is the railway station on the London Euston and Birmingham New Street line. Access to the M1 motorway Junctions M16 and 18 and A5 are less than 7 miles away via the A428.



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.