

4 Hodges Lane

Kislingbury, Northampton, NN7 4AJ

£599,000 Freehold



A four bedroom detached property with a lovely garden situated on a quiet lane. It has a large driveway that extends to the front and side of the property, double garage and a beautiful established rear garden.

Inside, there is an entrance hall, cloakroom, sitting room, dining room, family room, kitchen / breakfast and utility room.

On the first floor there are four good sized bedrooms, plus en-suite and main bathroom.

The property has uPVC double glazing and radiator heating.

EPC Rating D. Council Tax Band F.



ENTRANCE HALL

Entrance via front door. Window to side elevation. Radiator. Stairs rising to first floor landing with understairs storage cupboard. Wooden flooring. Space for furniture.

CLOAKROOM 2.01m x 1.96m (6'7 x 6'5)

Window to front elevation. Radiator. Suite comprising WC and wash hand basin. Coat and boot cupboard. Tiled floor.

SITTING ROOM 3.71m x 5.38m (12'2 x 17'8)

Windows to front and side elevations. Radiator. Fireplace with coal effect fire.

DINING ROOM 2.82m x 3.71m (9'3 x 12'2)

Window to side elevation. Radiator. Sliding doors to rear elevation.

FAMILY ROOM 3.71m x 2.51m (12'2 x 8'3)

Window to front elevation. Radiator.

KITCHEN / BREAKFAST ROOM 3.23m x 4.85m (10'7 x 15'11)

Window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated dishwasher. Built in oven, hob, grill and extractor. Ceramic sink unit. Tiled splash backs. Tiled floor. Breakfast bar. Stable door to rear elevation.

UTILITY ROOM 2.82m x 1.60m (9'3 x 5'3)

Window to rear elevation. Base units with work surfaces over. Stainless steel sink unit. Space for appliances. Tiled floor. Tiled splash backs.

FIRST FLOOR LANDING

Access to loft storage space. Airing cupboard.

BEDROOM ONE 3.71m x 3.51m (12'2 x 11'6)

Window to front elevation. Radiator.

EN-SUITE 1.63m x 3.25m (5'4 x 10'8)

Window to rear elevation. Radiator. Suite comprising bath, WC and wash hand basin. Tiled splash backs.

BEDROOM TWO 2.34m x 4.37m (7'8 x 14'4)

Window to front elevation. Radiator.

BEDROOM THREE 2.46m x 3.73m (8'1 x 12'3)

Window to rear elevation. Radiator.

BEDROOM FOUR 2.92m x 2.87m (9'7 x 9'5)

Window to front elevation. Radiator. Built in wardrobe. Eaves cupboard.

BATHROOM 2.31m x 2.92m (7'7 x 9'7)

Window to rear elevation. Chrome heated towel rail. Suite comprising bath, shower in a tiled cubicle, WC and wash hand basin. Tiled walls. Tiled floor.

OUTSIDE

FRONT GARDEN

The block paved driveway extends to the front and side of the property providing parking for several vehicles. Lawn and established borders.

DOUBLE GARAGE 5.61m x 4.90m (18'5 x 16'1)

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

REAR GARDEN

There is a large paved seating area and the lawn beyond is bordered by a wide variety of trees, bushes, plants and flowers. Storage area behind the garage. Garden shed.

DRAFT DETAILS

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





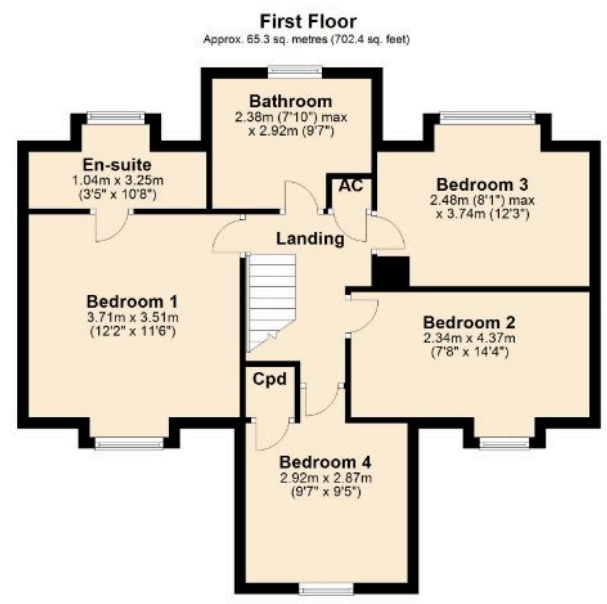
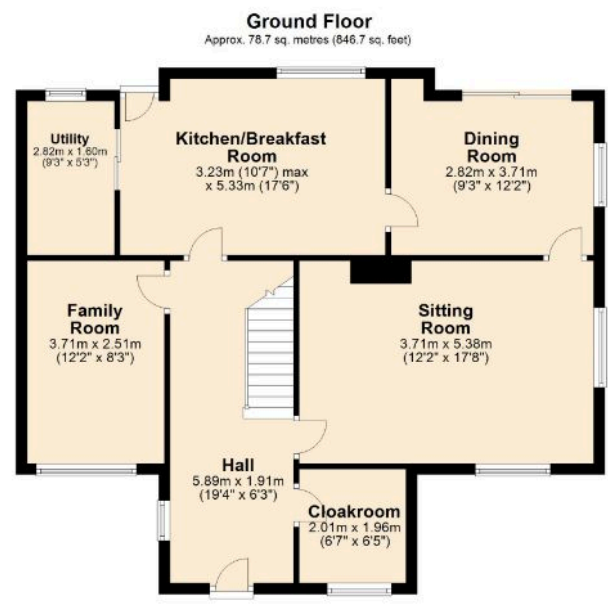
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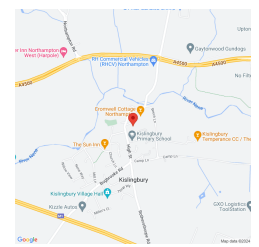
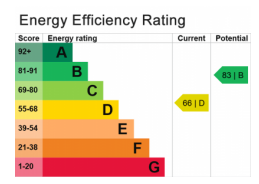


Local Area Information

The well sought after and pretty village of Kislingbury is home to several amenities including Post Office/general store and public houses. Kislingbury has its own primary school which feeds into Campion Secondary School in the next village of Bugbrooke. The village has a church, chapel, playground, sports field with a football club, bowls club and cricket club (inc in the watering holes above). Kislingbury is only 0.5 mile from the A45 Northampton ring road and approximately two miles from Junction 16 of the M1. Regular bus services run to Banbury, Daventry and Northampton via Northampton train station with mainline connections to London Euston and Birmingham New Street. There are a series of recreational paths & cycle ways from Kislingbury through Upton Country Park and along the river Nene.



Total area: approx. 143.9 sq. metres (1549.0 sq. feet)



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.