



Middle Barn, 10 Brook Lane, Dallington, Northampton, NN5 7HL
Guide Price £300,000 Freehold

DALLINGTON VILLAGE. Jackson Grundy is delighted to offer to the market this stunning barn conversion being part of a small development of similar homes in the desirable old village of Dallington. The property has character a plenty and offers an entrance hall with storage cupboard, cloakroom/WC, split-level living accommodation of sitting room with bi-fold doors on to patio, dining area open plan via breakfast bar to country style kitchen and adjoining utility room with the benefit of a connecting door to both garage and garden. Upstairs is a large master bedroom with fitted cupboards and an en-suite shower room in addition to two further bedrooms and a bathroom. Outside low maintenance gardens lie to the rear and parking on the front leads to an integral garage with electric roller door. Further benefits include gas central heating to radiators and recently replaced uPVC double-glazing. We highly recommend a viewing. EPC Rating: D. Council Tax Band: E

Dallington Village Location | Character Stone Conversion | Three Bedrooms (Master En-Suite) | Kitchen & Utility | Integral Garage & Low Maintenance Gardens | Recommended

modern marketing · traditional values

ENTRANCE HALL

Double glazed composite entrance door. Luxury vinyl flooring. Cupboard for shoes and coats. Radiator.

CLOAKROOM/WC

Double glazed window to front elevation. Low level WC and pedestal wash hand basin. Luxury vinyl flooring.

SITTING ROOM 4.95m x 3.10m (16'3 x 10'2)

Two double glazed windows to front elevation. Bi-fold doors opening onto patio. Staircase rising to first floor landing. Exposed timbers. Radiator. Split level to dining room.

DINING ROOM 4.95m x 2.06m (16'3 x 6'9)

Double glazed window to front elevation. Under stairs storage area. Radiator. Opening with breakfast bar into kitchen.

KITCHEN 4.19m x 2.62m (13'9 x 8'7)

Double glazed window to rear elevation. Country style base and wall mounted units with wood block effect work surfaces. Electric hob, double oven and stainless steel hood. Single drainer sink unit with swan neck mixer and metro style tiling. Continuation of luxury vinyl flooring. Space for dishwasher.

UTILITY ROOM 1.70m x 2.39m (5'7 x 7'10)

Double glazed composite door and double glazed window to rear elevation. Stainless steel sink unit with mixer tap over and cupboard under. Wall mounted gas fired boiler. Space for washing machine and tumble dryer. Sliding door to garage. Luxury vinyl flooring.

FIRST FLOOR LANDING

Access to loft space. Double glazed window on half landing. Airing cupboard.

BEDROOM ONE 5.36m x 3.15m (17'7 x 10'4)

Double glazed windows to front and rear elevations. Exposed timbers. Built in cupboard.

EN-SUITE 1.96m x 2.08m (6'5 x 6'10)

Obscure double glazed window to front elevation. Chrome ladder radiator. Tiled shower cubicle, wash hand basin in vanity unit and low level WC. Tile effect flooring.

BEDROOM TWO 5.49m x 2.36m (18'0 x 7'9)

Double glazed window to front elevation. Double glazed window to rear elevation. Double glazed window to rear elevation. Fitted cupboards. Exposed timbers. Radiator.

BEDROOM THREE 2.82m x 2.44m (9'3 x 8'0)

Double glazed window to front elevation. Radiator.

BATHROOM 1.78m x 2.54m (5'10 x 8'4)

Obscure double glazed window to front elevation. Radiator. Panelled bath with shower over, pedestal wash hand basin and low level WC. Tongue and groove panelling to dado height. Radiator.

OUTSIDE

FRONT GARDEN

Paved frontage giving additional parking space. Canopied porch over entrance door.

GARAGE 5.33m x 2.39m (17'6 x 7'10)

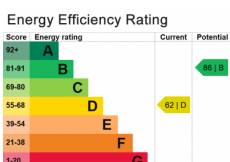
Electric roller door access. Courtesy door to utility room.

REAR GARDEN

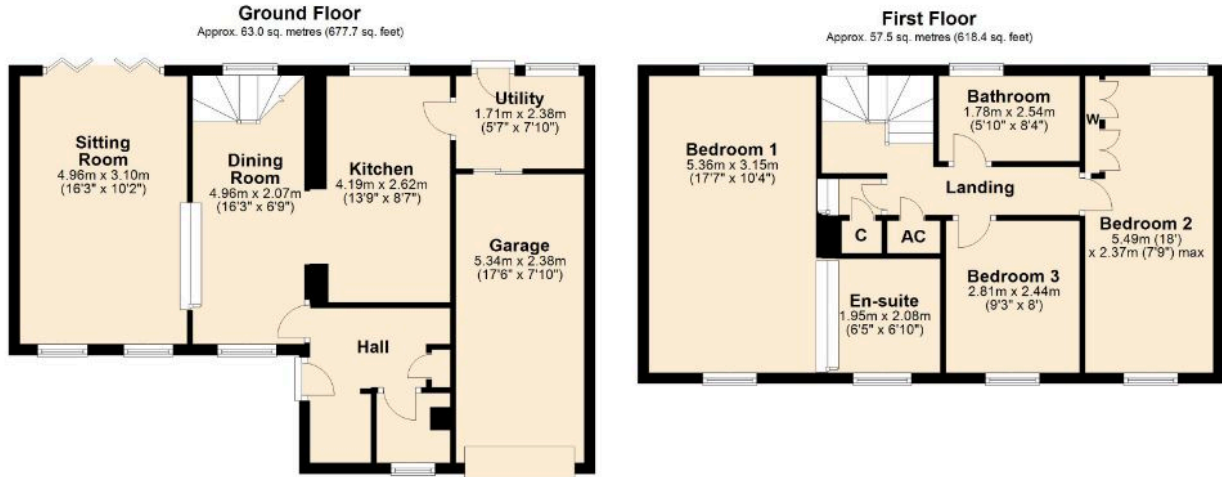
Lovely low maintenance paved garden with 'standards'. Shrubs and climbing rose. Enclosed by wooden fencing.

DRAFT DETAILS

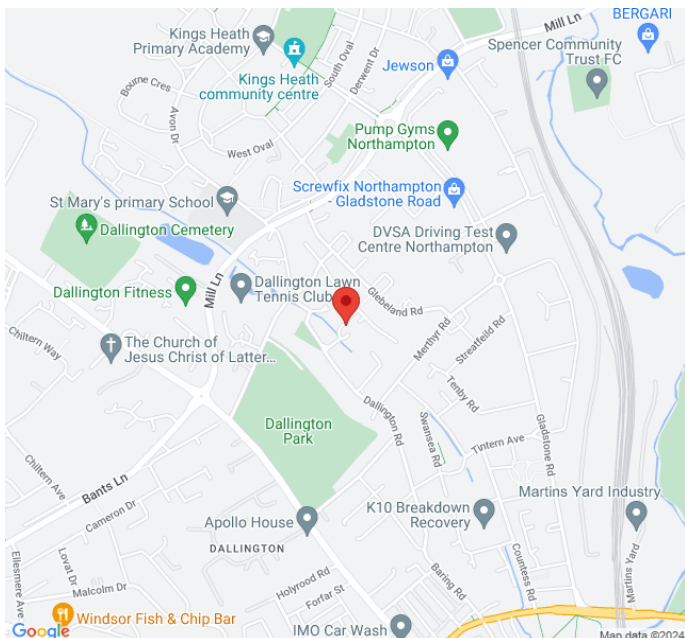
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



Total area: approx. 120.4 sq. metres (1296.1 sq. feet)



LOCAL AREA INFORMATION

Situated just off the A428 Harlestone Road, Dallington village is separated from a small development of newer properties by Mill Lane, a road leading to the suburb of Kingsthorpe and benefiting from a petrol station with general stores. Within the old village there is a church and public house bordering Dallington Park, a lovely green space with recreational ground and tennis courts. Dallington is also within easy reach of both Northampton Town's rugby and football club facilities, the latter of which is based at Sixfields where further restaurant, gymnasium, ten pin bowling, cinema and retail facilities are located. A selection of Primary schools within walking distance and Duston Secondary School has an outstanding Ofsted (2013). Northampton town centre is less than a mile further south on the A428 and offers a variety of high street shopping, leisure, medical and local authority services plus mainline rail services to London Euston and Birmingham New Street, whilst for vehicular main road links M1 J15a is less than 3 miles way.

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