



9 Grafton Way, Rothersthorpe, Northampton, NN7 3JL
£425,000 Freehold

SUPERBLY POSITIONED BUNGALOW. A fantastic opportunity to acquire this renovated and extended detached bungalow situated at the end of small close adjoining open countryside in this popular south Northamptonshire village. The property has undergone considerable refurbishment much of which was commissioned to 'Grand Union Designs' to include newly fitted kitchen and bathrooms, fitted bedroom and lounge furniture plus the addition of replacement floor coverings and professional internal redecoration. There is a security alarm system, heating is via a replacement oil fired boiler and the windows and doors are double glazed. The accommodation comprises side porch with shoe/coat cupboard, entrance hall, 'L' shaped lounge and offset dining room, bespoke hand crafted kitchen and utility room, stunning conservatory addition, master bedroom with French doors opening onto the patio and countryside views, two further bedrooms, a newly fitted shower room and separate bathroom. Outside the property enjoys an end of close position, the driveway extends around the front and to the side to the tandem length garage and enclosed garden extending to around 120ft with different seating positions, specimen Acers and many other shrubs providing year round interest. Viewing is highly recommended to appreciate what this lovely home has to offer. EPC Rating: D. Council Tax Band: D

Village Location | Three Bedroom Detached Bungalow | 'As New' Internal Condition | Stunning Conservatory Addition | Well Tended Garden with Field Views | Highly Recommended

modern marketing · traditional values

ENTRANCE PORCH

Enter via UPVC double glazed stained glass and leaded light door with side screens. Storage cupboard for shoes, coats etc. Double glazed door to: -

ENTRANCE HALL

Double glazed window to side elevation. Tiled flooring with electric underfloor heating. Thermostat.

KITCHEN 3.56m x 3.38m (11'8" x 11'1")

Two skylight windows in vaulted ceiling. Tiled flooring with electric underfloor heating. 'Grand Union' bespoke handcrafted base and wall mounted units with 'leather look' granite worktop surfaces and upstands. Stainless steel and glass extractor canopy over range space. Built in slim line dishwasher. Built in 'Miele' under counter refrigerator. High level 'Miele' steam oven. Thermostat. Courtesy door to garage. Doorway to utility and opening to: -

UTILITY ROOM 2.82m x 2.01m (9'3" x 6'7")

Double glazed window and door to garden with countryside views. Continuation of 'Grand Union' bespoke handcrafted base and wall mount units with 'leather look' granite worktop surfaces incorporating butler style sink with mixer tap over. Tiled flooring with under floor heating, operated by its own thermostat. Access to loft space.

BATHROOM 2.03m x 1.57m (6'8" x 5'2")

Obscure double glazed window to rear elevation. Tiled flooring with underfloor heating. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls. Extractor fan.

CONSERVATORY 5.16m x 3.56m (16'11" x 11'8")

A lovely addition to the property with pitched blue glass roof. Picture windows incorporating French doors opening onto the patio. Tiled flooring with underfloor heating, operated by its own thermostat.

LOUNGE/DINING ROOM

LOUNGE AREA 6.20m x 3.07m (20'4" x 10'1")

Double glazed picture windows incorporating French doors to the conservatory. Bespoke 'Grand Union' furniture and wood panelling and integrated electric fire and wall shelving.

DINING AREA 3.15m x 3.02m (10'4" x 9'11")

Off set dining area with double glazed picture window to front elevation and radiator.

INNER HALL

Access to loft space. Storage cupboard. Wood flooring.

BEDROOM ONE 4.19m x 3.05m (13'9" x 10'0")

Double glazed picture windows incorporating French doors onto patio area with countryside views. Radiator. 'Grand Union' bespoke handcrafted wardrobes and doors.

BEDROOM TWO 3.02m x 2.41m (9'11" x 7'11")

Double glazed window to front elevation. Radiator. Built in cupboard.

BEDROOM THREE 3.15m x 2.13m (10'4" x 7'0")

Double glazed window to front elevation. Radiator.

SHOWER ROOM 3.05m x 2.03m (10'0" x 6'8")

Obscure double glazed window to front elevation. Tiled flooring with electric under floor heating. Chrome ladder style radiator. Suite comprising tiled shower cubicle, low level WC and 'Grand Union' bespoke vanity furniture with inset sink and granite worktop over. Tiled walls. Airing cupboard.

OUTSIDE

FRONT GARDEN

Laid to block paved providing off road parking and leading to the garage. Side gate to rear garden.

GARAGE 5.49m x 2.39m (18'0" x 7'10") Approximately

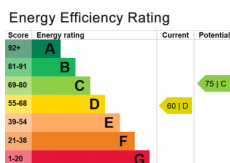
Tandem length garage. Oil fired boiler. Power and light connected.

REAR GARDEN

A real feature to the property extending to around 120ft in length with an excellent degree of privacy and enjoying views over adjoining countryside. Paved terrace with outside lighting and water tap. Lawned garden with stocked borders including specimen shrubs like Acers. Rear section with two sheds, two greenhouses and vegetable planters.

DRAFT DETAILS

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

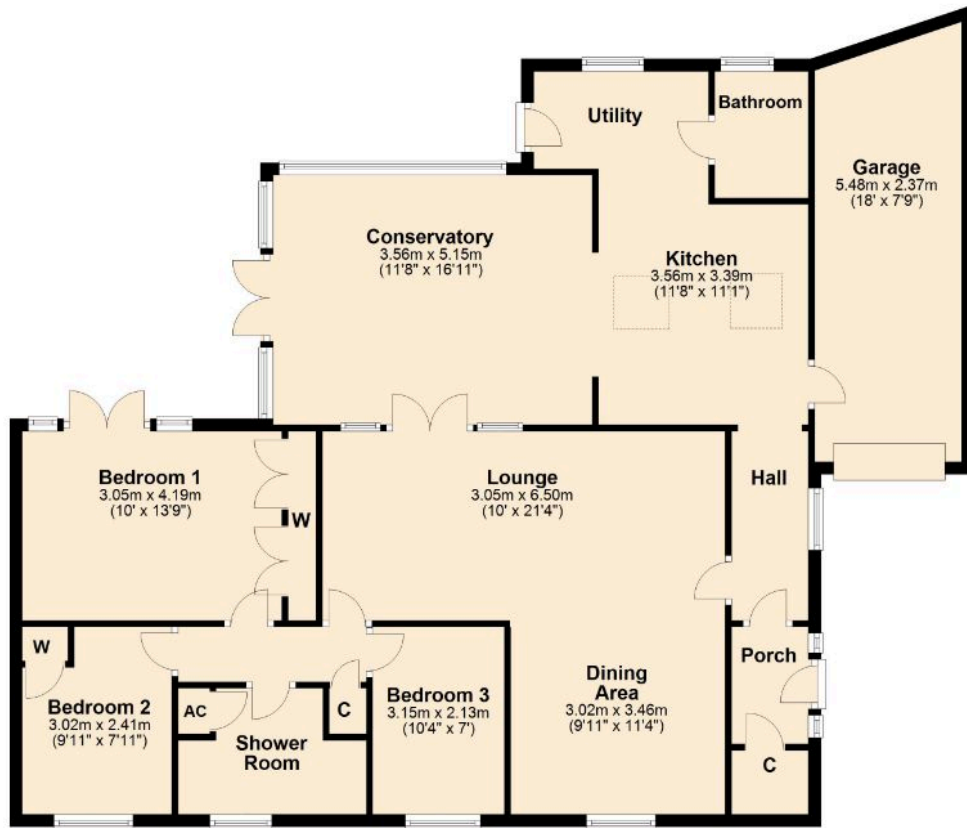


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

9 Grafton Way, Rothersthorpe, Northampton NN7 3JL
£425,000 Freehold

Ground Floor

Approx. 138.1 sq. metres (1486.1 sq. feet)



Total area: approx. 138.1 sq. metres (1486.1 sq. feet)



LOCAL AREA INFORMATION

Rothersthorpe is a small village of medieval origin bisected by the Banbury Lane, an ancient Drover's road along which cattle were once taken to market in Banbury. The village has a church, day nursery and primary school which feeds into Campion secondary school in Bugbrooke, less than 4 miles away. Also located in Bugbrooke is the doctor's surgery and pharmacy for Rothersthorpe residents along with general stores and further public houses/restaurants. Closer by, the neighbouring village of Kislingbury also has two public houses, a restaurant, and village shop. Rothersthorpe is located 4 miles from Northampton and just 3 miles from M1 J15a which also gives easy access to the A43 and A45 ring roads. A Monday - Saturday bus service operates to both Northampton and Towcester, the former of which also has a mainline train station to London Euston and Birmingham New Street.

9 Grafton Way, Rothersthorpe, Northampton NN7 3JL
£425,000 Freehold

