



14 Lodge Close, Little Houghton, Northampton, NN7 1AF
£290,000 Freehold

HIGHLY RECOMMENDED. A beautifully modernised three bedroom property situated in a quiet cul-de-sac, in the highly regarded village of Little Houghton. The property benefits from uPVC double-glazing, gas central heating, entrance hall, WC, lounge with patio doors onto the garden and a handmade country style kitchen. To the first floor there are three bedrooms with an en-suite to the master and a refitted family bathroom. Outside, the front is laid to a small lawned garden with a driveway to the side leading to a converted garage. To the rear is a private lawned garden with a patio area and patio doors leading into the garage conversion which is now currently used as a photography studio but would make an ideal office or garden room. EPC Rating: D. Council Tax Band: C

Popular Village Location | Quiet Cul De Sac Position | Double Glazing & Gas Central Heating | Three Bedrooms & En Suite To Master | Handmade & Hand Painted Country Style Kitchen | Converted Garage Room

modern marketing · traditional values

ENTRANCE HALL

Part glazed wooden entrance door. Radiator. Tiled floor. Coving. Staircase rising to first floor landing.

WC

Double glazed window to front elevation. Low level WC and wash hand basin set in vanity unit.

KITCHEN 2.87m x 2.54m (9'5 x 8'4)

The charming country-style kitchen, meticulously crafted by hand, has undergone recent refurbishment. It boasts a delightful array of upper and lower cabinets adorned with sturdy wooden countertops. A ceramic sink with a sleek mixer tap takes centre stage, complemented by modern conveniences such as a fridge-freezer, dishwasher, electric oven, gas hob, and extractor hood, all seamlessly integrated. There's ample room and plumbing provisions for a washing machine, while subway tile splash backs add a touch of timeless elegance. Tiled flooring enhances the rustic ambiance, while a double glazed window offers natural light and a picturesque view of the front aspect.

LOUNGE 4.39m x 4.72m (14'5 x 15'6)

Double glazed French doors and window to rear elevation. Radiator. Tiled floor. Understairs storage cupboard. Coving.

FIRST FLOOR LANDING

Access to loft space. Overstairs cupboard.

BEDROOM ONE 3.43m x 2.57m (11'3 x 8'5)

Double glazed window to rear elevation. Radiator.

EN-SUITE

Double glazed window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle with mixer tap. Coving.

BEDROOM TWO 2.92m x 2.57m (9'7 x 8'5)

Double glazed window to front elevation. Radiator. Hand crafted and hand painted wardrobes. Coving.

BEDROOM THREE 1.93m x 2.03m (6'4 x 6'8)

Double glazed window to rear elevation. Radiator.

BATHROOM 1.98m x 2.03m (6'6 x 6'8)

Obscure double glazed window to front elevation. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over. Tiling to splash back areas. Tiled floor.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking. Lawn area and paved pathway leading to front door.

STORAGE

Double doors to front.

STUDY/GARDEN ROOM 4.42m x 2.62m (14'6 x 8'7)

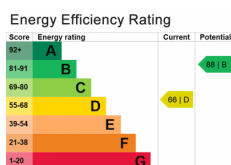
Double glazed sliding door to rear garden. Laminate flooring. Access to loft space. Door to front storage section.

REAR GARDEN

Landscaped rear garden. Laid to lawn with patio area. Enclosed by timber panelled fencing. Outside sockets.

DRAFT DETAILS

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

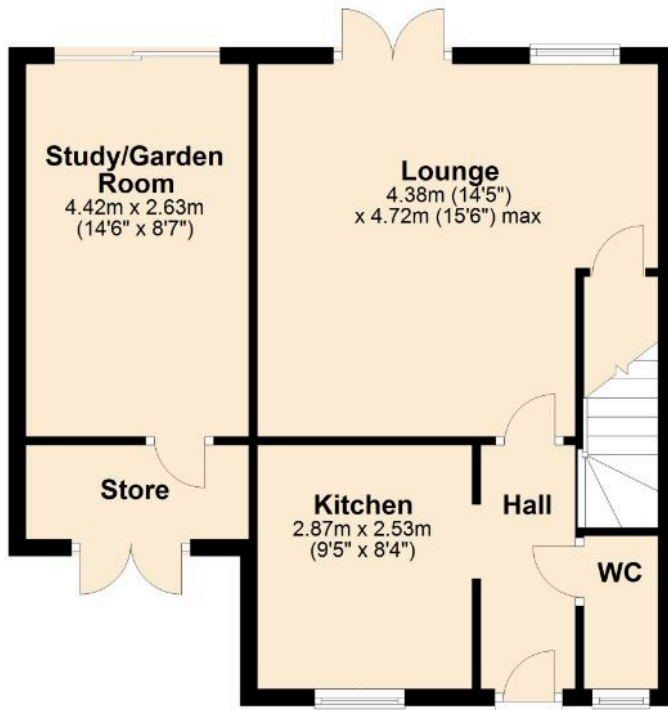


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

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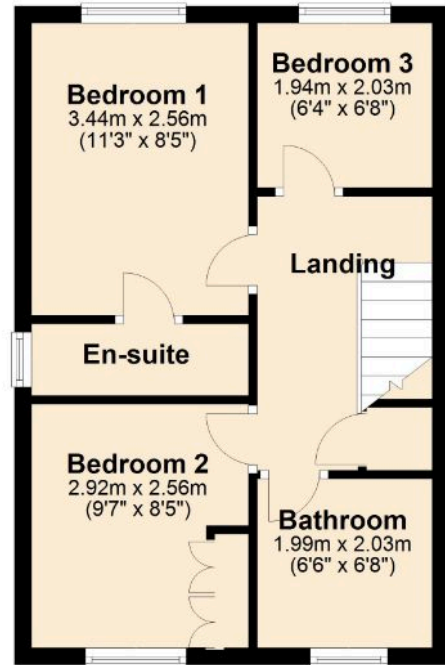
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)

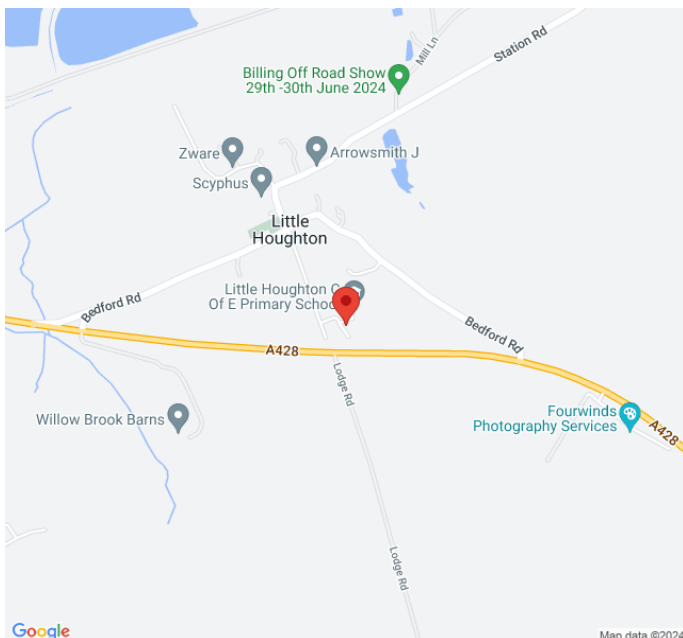


First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)



LOCAL AREA INFORMATION

Little Houghton has been occupied since prehistoric times with stone hand-axes, flint tools and arrowheads unearthed within the parish. Located 2 miles south of Northampton just off the A428 Bedford Road (which also separates it from Great Houghton), the village has a public house/restaurant, shop/post office and its own primary school. Other nearby facilities include hotels, pub/restaurants, large supermarkets and Delapre public golf course which has both 18 and 9 hole courses as well as a driving range and equipment shop. For commuters, M1 junction 15 is only 6 miles away and for public transport a daily bus services (excluding Sunday) runs to Northampton where the station offers mainline services to both Birmingham New Street and London Euston.

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