

19 Barn Lane, Milton Malsor, Northampton, NN7 3AH
£395,000 Freehold

LOVELY NON ESTATE SETTING. Jackson Grundy is pleased to offer to the market this rarely available and extended three bedroom home in this pretty village nestled amongst lovely countryside. The property is nicely positioned set back from the road with an open front aspect and offers a blend of character and modern improvements. A welcoming through entrance hall, lounge with multi-fuel stove and bay window, extended and re-fitted kitchen/diningroom, utility with access to garden, downstairs WC, landing, three bedrooms and a refitted contemporary bathroom. Outside, double wrought iron gates open onto a sweeping driveway providing parking, enclosed low maintenance frontage with well tended shaped beds and an attached oversized garage with access to the delightful rear garden offering a good degree of privacy. Highly recommended. EPC Rating: C. Council Tax Band: C

Attractive Semi-Detached House | Highly Regarded South Northants Village | Extended Kitchen/Dining Room | Gas Central Heating & Double Glazing | Generous Overall Plot | Must be Viewed

modern marketing · traditional values

ENTRANCE HALL

Entered via ornate double glazed entrance door and double glazed window to front elevation. Staircase rising to first floor landing with cupboard under. Picture rail. Radiator.

INNER HALLWAY

Walk in storage cupboard. Radiator. Further store currently used as a study area. Doors to:

LOUNGE 4.60m x 3.56m plus bay (15'1 x 11'8 plus bay)

Double glazed bay window to front elevation. Radiator. Chimney breast housing multi fuel stove and alcoves.

KITCHEN/DINING ROOM 5.46m x 4.60m (17'11 x 15'1) Max

A lovely extended living space with double glazed French doors to garden. Wall and base units. Granite effect work surfaces. Single drainer sink unit with mixer tap. Built in gas hob, high level oven and microwave. Feature slimline hood. Built in dishwasher. Built in fridge/freezer. Two radiators. Abstract style complimentary floor tiling.

UTILITY ROOM 4.39m x 5.21m (14'5 x 17'1)

Double glazed door and window to rear elevation. Radiator. Base units with work surfaces over. Single drainer stainless steel sink. Tiling to splash back areas. Tiled floor. Courtesy door to garage.

WC

Obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC and wash hand basin with cupboard under.

FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 2.87m x 4.57m (9'5 x 15'0)

Double glazed window to front elevation. Radiator. Wall to wall cupboards.

BEDROOM TWO 2.90m x 4.60m (9'6 x 15'1)

Double glazed window to rear elevation. Radiator. Storage cupboard. Cupboard housing hot water cylinder.

BEDROOM THREE 2.90m x 2.77m (9'6 x 9'1)

Double glazed window to front elevation. Radiator. Overstairs bulkhead and recess.

BATHROOM 1.40m x 2.77m (4'7 x 9'1)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising panelled bath with electric shower over, wash hand basin in vanity unit and low level WC. Extractor fan. Downlighters to ceiling.

OUTSIDE

FRONT GARDEN

Water tap. Shaped beds. Bordered by walling and chain link fencing. Sweeping gravel driveway providing off road parking leading to garage plus pedestrian gate.

GARAGE 6.05m x 3.51m (19'10 x 11'6)

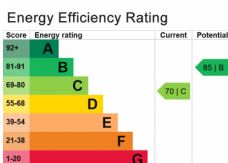
Attached oversized garage. Courtesy door to garden. Power and light connected. Up and over door. Courtesy door to utility room.

REAR GARDEN

Cobble style paved patio. Shaped lawns and beds with winding brick and gravel pathways. Summerhouse with decked seating area. Further patio and rockery edged garden. Water tap.

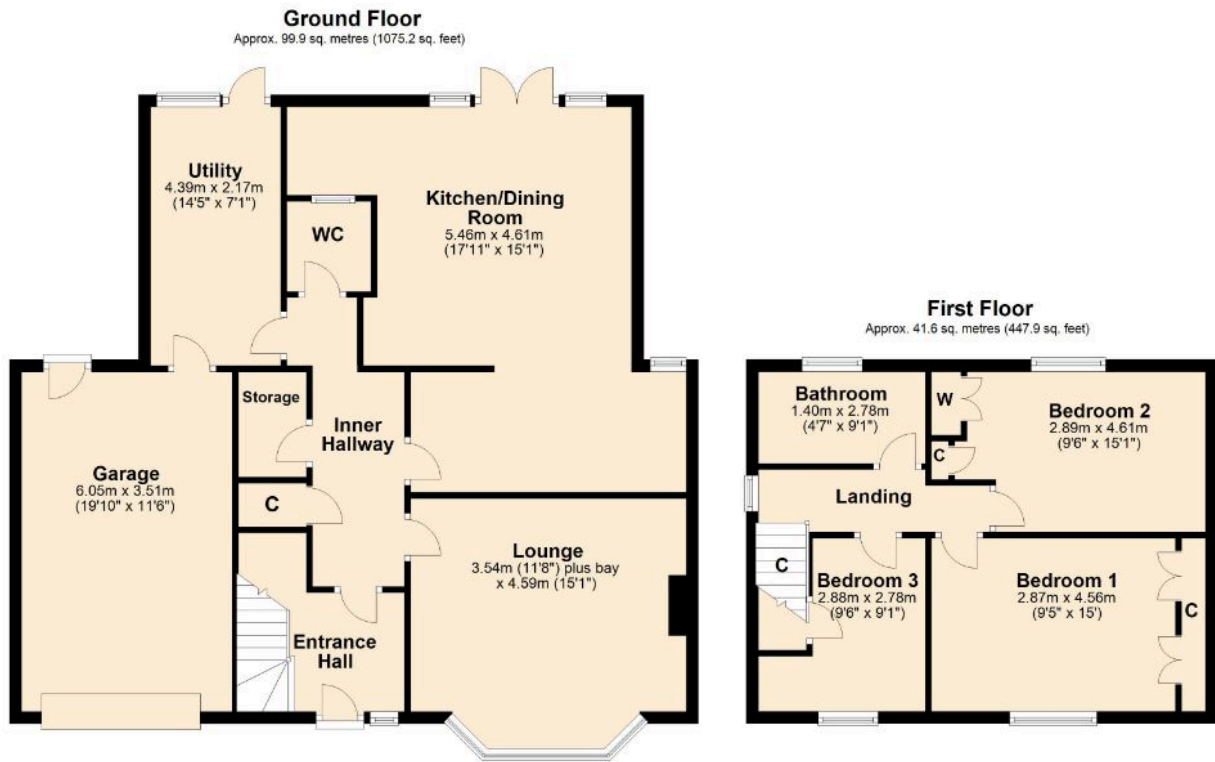
DRAFT DETAILS

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

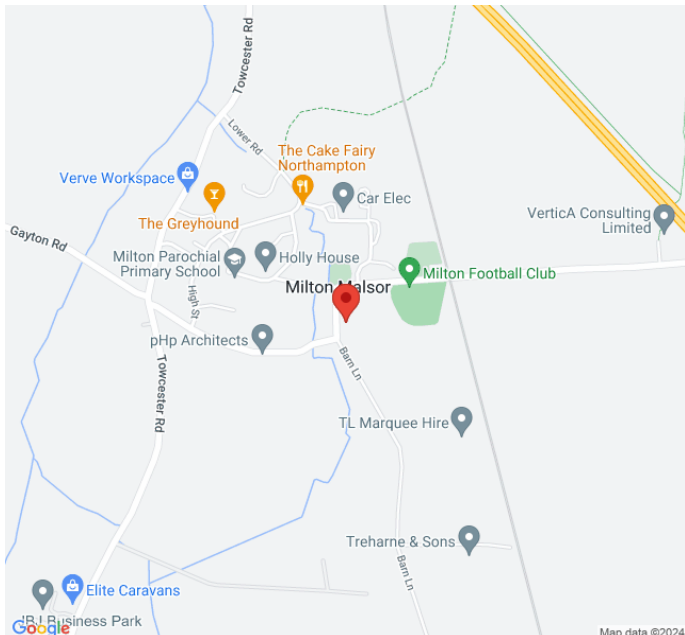


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 141.5 sq. metres (1523.1 sq. feet)



LOCAL AREA INFORMATION

Milton Malsor is located 4 miles south of Northampton and just 2 miles from M1 J15. Much of the village lies within a conservation area and there are many traditional Northamptonshire stone cottages as well as three working farms - an industry at the core of Milton Malsor's history. Amenities within the village itself include a church, Baptist chapel, two public houses, shop, village hall and primary school which links to Champion School, Bugbrooke for secondary education. It also has a number of active social and sporting groups including W.I., scouts, brownies, football, bowls, badminton, arts and historical society. A large supermarket and a leisure centre are positioned just 3 miles away on the edge of Northampton town centre, which along with high street shopping and local authority services, also has a train station offering mainline services to London Euston and Birmingham New Street.

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