

Ashfields  
54 High Street  
Naseby  
Northampton  
NN6 6DD

£550,000

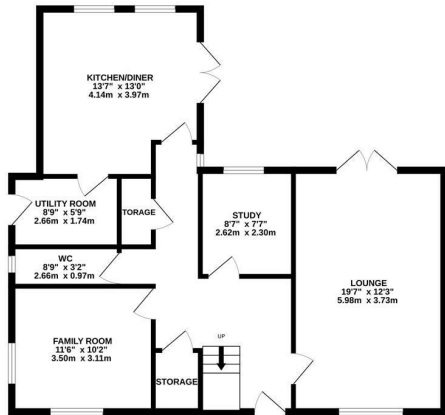


OSCAR JAMES

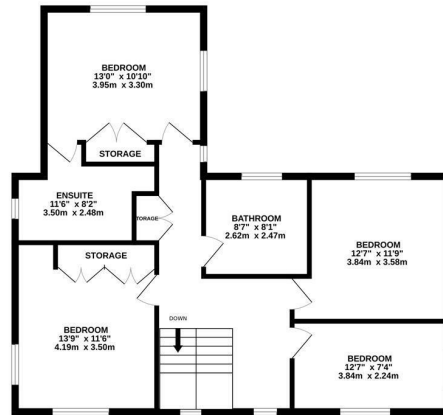
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# FLOOR PLANS

GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Double aspect living room, dining/family room, study



Well proportioned kitchen/dining room with French doors to the garden



Four double bedrooms



Family bathroom and ensuite to the principle bedroom both featuring a four piece suite



Rear garden predominantly laid to lawn with a good degree of privacy



Off road parking and detached double garage



## WHAT'S GREAT?

This fantastic four bedroom detached family home built by Messers Francis Jackson Homes and boasting a spacious floorplan with a layout providing flexibility of use. Situated in the highly sought after village of Naseby you will find easy access to great transport links such as the A14, M1 & M6.

The property provides spacious accommodation throughout and briefly comprises entrance hall with ample storage and stairs to the first floor, guest WC, double aspect living room with open fireplace and French doors to the rear garden, separate reception room that can be used as a dining room or family room, study, kitchen/breakfast room with utility room and French doors leading out to the patio.

Upstairs benefits from the family bathroom with a four piece suite and four double bedrooms with the principle bedroom featuring an ensuite bathroom with four piece suite.

Outside the property there is a neat lawned front garden retained via low level railings and the

rear garden can be found predominantly laid to lawn with a host of planted borders, paved patio area and offering a good degree of privacy. There is a driveway providing off road parking and access to the detached double garage to the rear of the garden

### Location

The historic village of Naseby is famous for its role as one of the most important battle sites in the English Civil War, with many historic and archaeological sites in the village and surrounds.

Naseby is an attractive and thriving village with two local pubs, church and a fantastic village shop with delicatessen. It has an outstanding village primary school and is in catchment of the highly regarded Guilsborough Academy.

In addition to this beautiful rural setting, Naseby has excellent road and rail connections, with the A14 providing ready access to the M1, M6 and A1M as well as nearby Market Harborough offering direct rail services to London in around one hour.

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# SELLER'S SECRET

We have really enjoyed our time living here and the village has been amazing! To have so much on your doorstep including a fantastic village shop has been a huge bonus too.



*Why we like it....*

This property has so much to offer and we absolutely love the layout of this spacious house as it provides such flexibility of use and can appeal to a wide range of buyers.

*To buy or not to buy....*

# OSCAR JAMES

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