

Westone Lodge

Westone Avenue, Westone, Northampton, NN3 3JH

£594,995 Freehold



Proudly sitting as the gate house to Westone is Westone Lodge, a beautiful four bedroom character property built in 1925 which perfectly mixes between old and new with its tantalizing modern décor and enchanting original features.

This home boasts a large open plan kitchen/ family room with bi fold doors onto its expansive garden, great for entertaining with large patio area laid to rainbow sandstone. Further benefits include two separate reception rooms, open fireplaces and log burning stoves, modern bathrooms and a well proportioned garden with large lawned and patio areas at the end of which is a block paved driveway and open double garage which can be access by electric double gates.

In brief the accommodation comprises, entrance porch, hallway, WC, study, sitting room, kitchen /family room and utility. First floor landing, bedroom one with en suite and walk in wardrobe, three further bedrooms and a family bathroom.

Outside to the front is a fully enclosed garden with access via secure gate with intercom system. The rear garden is large with generous lawned and patio areas, multitude of bedded plants, shrubs and trees, sheds, block paved driveway and open double garage.

EPC Rating D. Council Tax Band D.



ENTRANCE PORCH 2.92m x 1.93m (9'7 x 6'4)

Entrance via double glazed front door. Double glazed windows to front and side elevations. Tiled floor. Glazed door to:

HALLWAY

Stairs rising to first floor landing with understairs storage cupboard. Herringbone parquet flooring. Doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation. Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over. Tiled floor. Tiled splash backs.

STUDY 4.01m x 3.02m (13'2 x 9'11)

uPVC double glazed bay window to side elevation. uPVC double glazed window to front elevation. Feature fireplace with tiled hearth and wooden mantle. Picture rail.

SITTING ROOM 4.01m x 4.04m (13'2 x 13'3)

uPVC double glazed bay window to front elevation. Glazed window to porch. Radiator. Fireplace with stove, tiled hearth and wooden mantle. Picture rail. Television aerial point. Wooden flooring.

KITCHEN / DINING / FAMILY ROOM 9.40m max x 5.49m max (30'10 max x 18'0 max)

uPVC double glazed windows set in stone to rear elevation. Column radiators. Fitted with a range of wall, base and drawer units with quartz work surfaces. Built in appliances to include two eye level ovens, five ring induction hob and dishwasher. One and a half bowl sink and drainer unit in quartz with mixer tap over. Space for fridge / freezer. Bi-fold doors to rear garden. Door to:

UTILITY ROOM 2.03m x 2.41m (6'8 x 7'11)

Obscure glazed window to side elevation. Radiator. Wall mounted units. Work surfaces with space for appliances below. Boiler cupboard. Tiled floor.

FIRST FLOOR LANDING

Double glazed skylights. Radiator. Doors to:

BEDROOM ONE 4.34m x 4.55m (14'3 x 14'11)

uPVC double glazed windows to rear and side elevations. Radiator. Vaulted ceiling. Walk in wardrobe with sky light. Door to:

EN-SUITE 1.52m x 2.43m (5'0 x 8'0)

Sky light window. Heated towel rail. Suite comprising double shower cubicle, wash hand basin with mixer tap over and dual flush WC. Tiled splash backs. Tiled floor. Fitted mirror with light. Recessed ceiling spotlights. Extractor fan.

BEDROOM TWO 3.48m x 4.55m (11'5 x 14'11)

uPVC double glazed bay window to front elevation. Two radiators. Fitted wardrobe.

BEDROOM THREE 3.99m x 3.51m (13'1 x 11'6)

uPVC double glazed bay window to side elevation. Radiator.

BEDROOM FOUR 2.84m x 2.44m (9'4 x 8'0)

uPVC double glazed window to side elevation. Radiator.

BATHROOM 3.48m x 2.39m (11'5 x 7'10)

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising walk in shower, freestanding bath with mixer tap and shower attachment over, dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Wood effect tiled flooring. Tiled splash backs. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

FRONT GARDEN

Entrance via secure gate with intercom system and surrounded by a mixture of brick walling, wrought iron and timber fencing is this private garden with mature trees and a meandering path leading to the front door.

REAR GARDEN

A large private garden with an expansive patio area laid to rainbow sandstone which wraps around the side of the property. Long lawned area with several tall spruce trees. At the end of the garden is a block paved driveway accessed via double electric gates leading toward an open fronted double garage with power and light connected. All enclosed by timber fencing.

DRAFT DETAILS

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





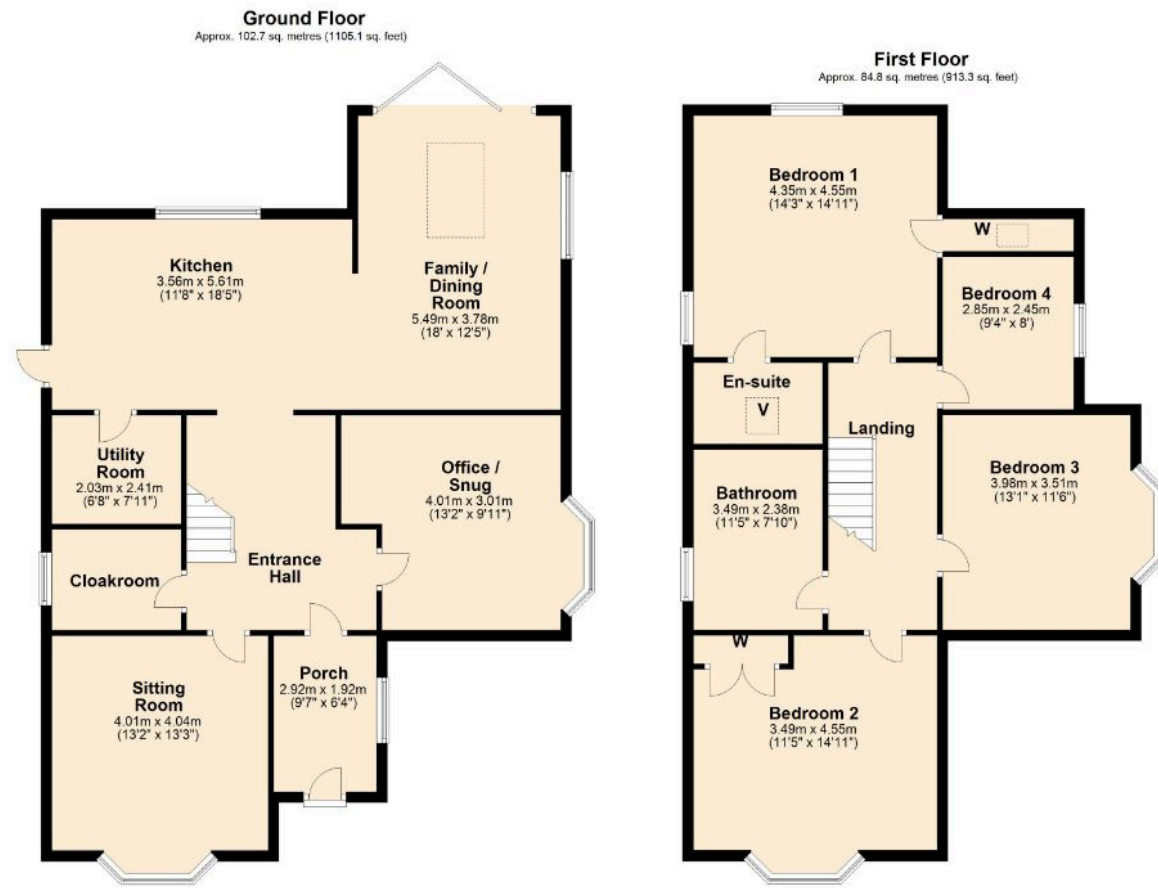
Jackson Grundy | The Village Agency
 The Corner House
 1 St Giles Square
 Northampton
 NN1 1DA

T: 01604 624900
 E: thevillageagency@jacksongrundy.co.uk
 W: jacksongrundy.com

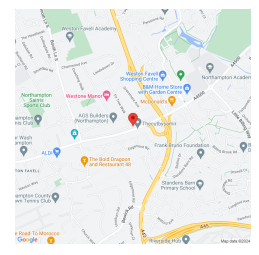
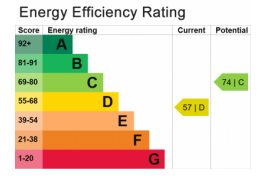


Local Area Information

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.



Total area: approx. 187.5 sq. metres (2018.4 sq. feet)



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