



Lichfield Close
Kislingbury, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Lichfield Close

Kislingbury, Northampton, NN7 4EQ

TOTAL AREA: APPROX. 227.3 SQ. METRES (2446.1 SQ. FEET)

ON A QUIET YET CENTRALLY LOCATED CUL-DE-SAC WITHIN THE EVER POPULAR VILLAGE OF KISLINGBURY YOU'LL FIND LITTLE HILL HOUSE, A MODERN YET TRADITIONAL FAMILY HOME BUILT IN A FARM HOUSE STYLE WITH NORTHAMPTONSHIRE STONE.

GROUND FLOOR

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- GARDEN ROOM

SECOND FLOOR

- TWO BEDROOMS
- SHOWER ROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- GYM & BIKE STORE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- TWO FURTHER BEDROOMS
- BATHROOM

GUIDE PRICE £800,000 Freehold





THE PROPERTY

The versatile living space boasts a warm and charming sitting room with log burner and French doors onto the main garden. There is then a beautiful kitchen family room creating a real hub to the home and embracing the farmhouse styling with it's beautiful AGA and ample space for dining and sitting areas. Off the kitchen you have access to a separate dining room, garden room with panoramic views of the garden and a utility room.

On the first floor there are three bedrooms, the principle bedroom has fitted wardrobes and an en suite. The additional two bedroom are both doubles which also benefit from fitted wardrobes. This floor is also host to the modern family bathroom.

The stairs to the second floor lead you to another two double bedrooms which are both endearing with it's vaulted ceilings and dormer windows. These two rooms share a modern shower room.

To the front of the property is a small lawned area beyond which is a low level wall with wrought iron fencing and a path that leads toward the front door under a storm porch. Behind the property is a double width driveway that sits in front of the part converted double garage which is now a single garage, bike store and gym. From here you have access to the paved courtyard which basks in the morning sun. To other side of the property you have the main garden which is private, westerly facing and complete with a large lawned area and paved patio area directly off the main living quarters.

EPC Rating C. Council Tax Band G.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

The River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kislingbury is home to several small businesses and amenities including, family butcher, post office and general stores as well as Hoggleys brewery once famed as the smallest licensed brewery in Britain. There is also a cricket club and 'Drunken Duck' pavilion. Kislingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only ½ mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.

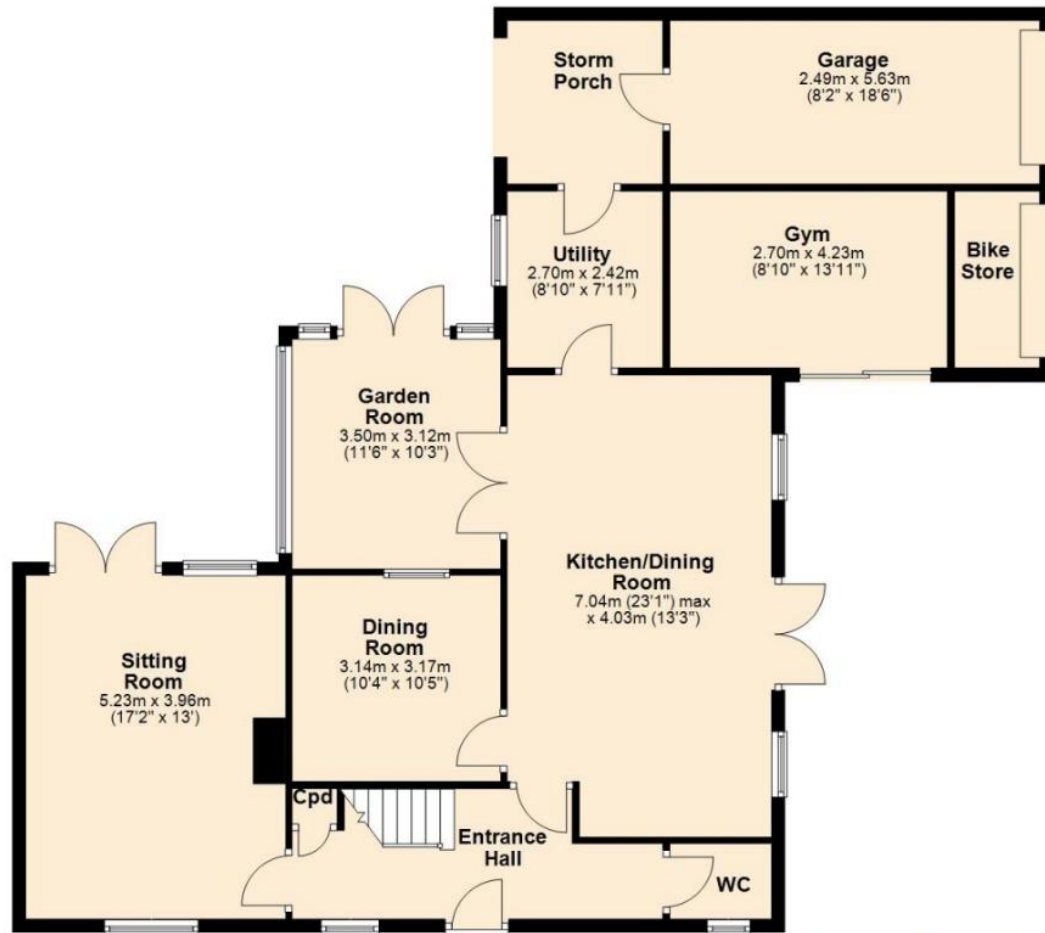
IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

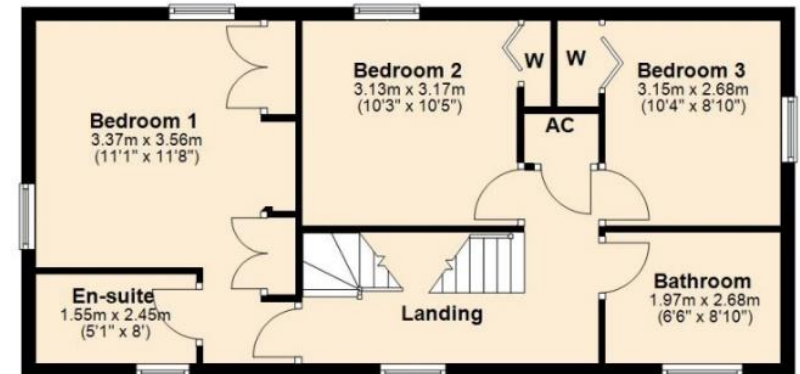
FLOORPLAN

TOTAL AREA: APPROX. - SQ. METRES (- SQ. FEET)

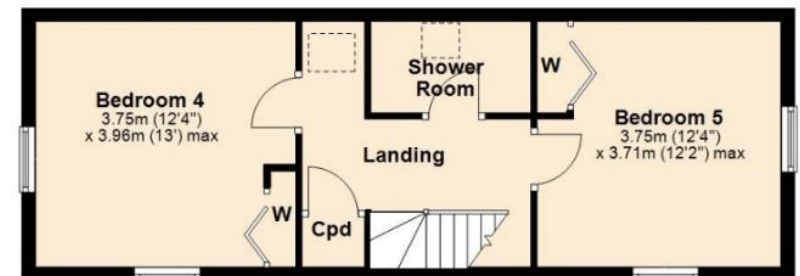
Ground Floor



First Floor



Second Floor



Total area: approx. 227.3 sq. metres (2446.1 sq. feet)



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