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## Ecton Lane

Sywell, Northampton, NN6 0BA

TOTAL AREA: APPROX. 304.2 SQ. METRES (3274.2 SQ. FEET)

**SITUATED ON THE HIGHLY PRESTIGIOUS ECTON LANE IN SYWELL IS THIS ULTRA-MODERN FOUR BEDROOM FAMILY HOME WITH POTENTIAL ANNEX WHICH HAS BEEN COMPLETELY TRANSFORMED AND EXTENDED BY THE CURRENT OWNERS WHO HAVE CREATED QUITE THE SPECTACLE.**

### GROUND FLOOR

- ENTRANCE PORCH
- KITCHEN / DINING ROOM
- SITTING ROOM
- BOOT ROOM
- SHOWER ROOM
- STUDY
- UTILITY ROOM
- ANNEX SHOWER ROOM

### SECOND FLOOR

- GALLERIED LANDING
- BAR WITH BALCONY
- LOFT STORAGE

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### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- CARPORT
- REAR GARDEN

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### FIRST FLOOR

- GALLERIED LANDING
- BEDROOM ONE & EN-SUITE
- LIBRARY
- BEDROOM TWO, DRESSING ROOM & EN-SUITE
- BEDROOM THREE & EN-SUITE
- BEDROOM FOUR
- BATHROOM

**£875,000**







## THE PROPERTY

The motorised double gates open onto a long driveway that leads you past a lawned area with mature willow tree, the double garage with loft room and an oversized car port. Pass all of this you then step onto a large storm porch with double doors entering into the porch area.

When entering the property you are immersed in space with its open plan living quarters and striking staircase with galleried landings, glass balustrades and modern pendant light which drapes down from the second floor ceiling.

Pass the staircase and walk into the large modern kitchen complete with quartz worktops, high specification Neff ovens, microwave oven and coffee machine, five ring gas hob with pop up Neff extractor, wine chiller and dishwasher. Beyond the kitchen is a pantry, boot room, shower room and the dining area with bi-fold doors which open onto the garden. A media wall divides the kitchen / dining room and the large living area with log burner.

Within the car port area is a separate door which provides access to an inner hall, study, shower room and utility all of which could be used as an annex or self-contained home office.

The first floor landing is filled with light and has a fantastic large landing. From here you have access to the principal bedroom with en-suite, second bedroom with library, dressing room and en-suite, third bedroom with en-suite, fourth bedroom and family bathroom. All rooms have access to shared balconies.

Stairs from the landing lead up to a smaller galleried landing and the loft room with fitted bar and another balcony with far reaching views of the garden.

Leaving the dining room via the bifold doors you step out to a large, landscaped and westerly facing garden. The garden begins with a sunken patio area with steps up to a decked area and pond. Beyond this is a long lawned garden at the end of which is a fantastic area for children to explore with its tall tree house and tunnel.

EPC Rating TBC. Council Tax Band D.



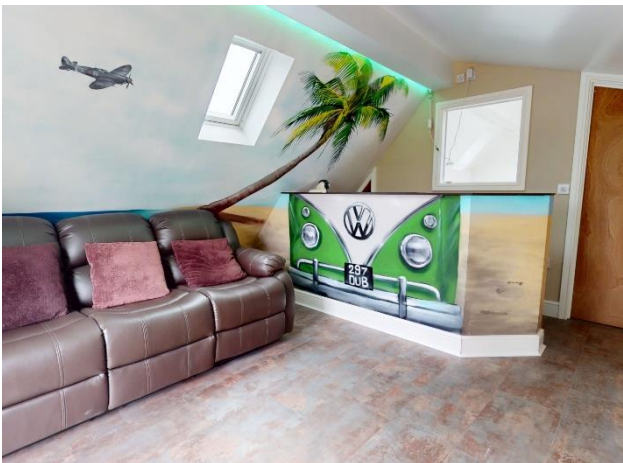


## MARKETING

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	Ask Agent
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	Ask Agent
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	Double Garage
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

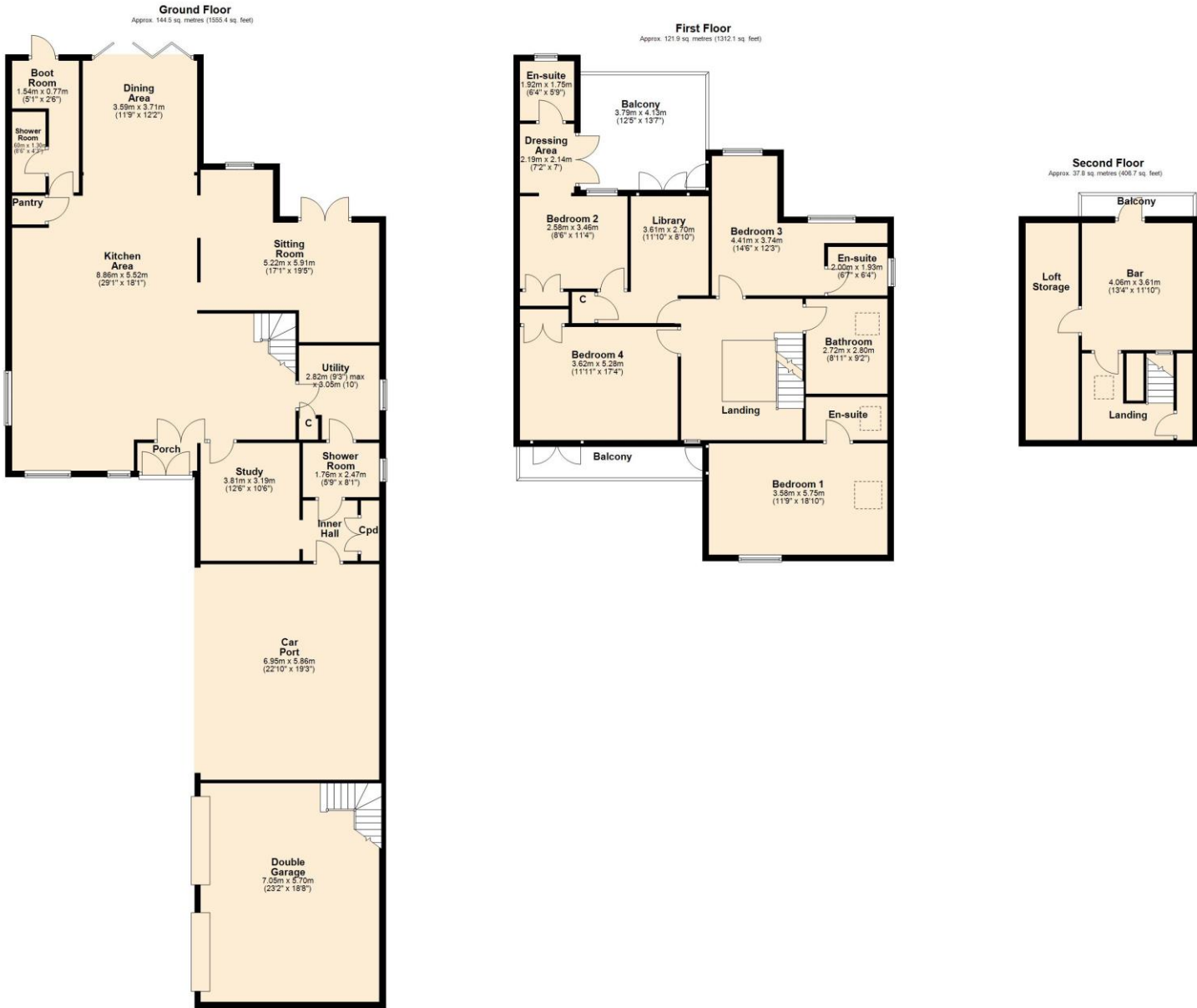
Sywell is a small village in East Northamptonshire best known locally for its aviation heritage. Indeed, it is here on the edge of the village that Sywell Aerodrome, active during World War II and one of the best General Aviation Airfields in the UK, is located. This site also provides a museum and Art Deco styled hotel incorporating Hangar One entertainment and conference venue. Additional facilities within Sywell village include a church, public house, beauty parlour, country park and primary school with the nearest secondary education provision being Moulton School less than 4 miles away. Located 9 miles northeast of Northampton town centre and 5 miles west of Wellingborough, the closest main access roads are the A43 and A45 ring roads which in turn give access to the M1, M6 and A14. Both Northampton and Wellingborough also offer mainline rail access to London stations.

## 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. 304.2 SQ. METRES (3274.2 SQ. FEET)



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