



Home Acre

Little Houghton, Northampton

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



Home Acre

Little Houghton, Northampton, NN7 1AG

TOTAL AREA: APPROX. 163.07 SQ. METRES (1755.3 SQ. FEET)

HOME ACRE IS A SMALL COLLECTION OF HOUSES WITHIN THE VILLAGE OF LITTLE HOUGHTON WHERE YOU'LL FIND THIS WELL PRESENTED FOUR BEDROOM DETACHED HOME CONSTRUCTED FROM BEAUTIFUL SANDSTONE IN 1996.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO (EN-SUITE)
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£650,000 Freehold





THE PROPERTY

Entering into the property you are welcomed by the entrance hall with access to all ground floor rooms which includes the cloakroom, dual aspect sitting room with French doors opening onto the beautiful garden. Double doors lead from the sitting room into the dining, again with French doors to the garden. The kitchen is fully fitted with a double oven, fridge, freezer, electric hob and dishwasher. French doors lead out to a courtyard and there is access to the utility room which has a courtesy door into the garage.

To the first floor is a bright landing with central window and access to all bedrooms. The principal bedroom has fitted wardrobes, views over the garden and an en-suite bathroom. The second bedroom is generous in size and also benefits from fitted wardrobes, en-suite shower room and views over the garden. The third bedroom is double in size and the fourth is a well proportioned single / study with fitted wardrobes.

Outside to the front is a block paved driveway, double garage and bedded borders. The private rear garden has been beautifully landscaped with a large sandstone patio, lawn with central gravel path and mature bedded borders. At the end of the garden is a second patio area and to the side is a decked southerly facing courtyard.

EPC Rating D. Council Tax Band G.







MATERIAL INFORMATION

Type	Detached
Age/Era	1996
Tenure	Freehold
Ground Rent	N/A
Service Charge	N/A
Council Tax	Band G
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Currently BT
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Double Garage
EV Charging	None
Accessibility	Ask Agent
Coastal Erosion Risk	N/A
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

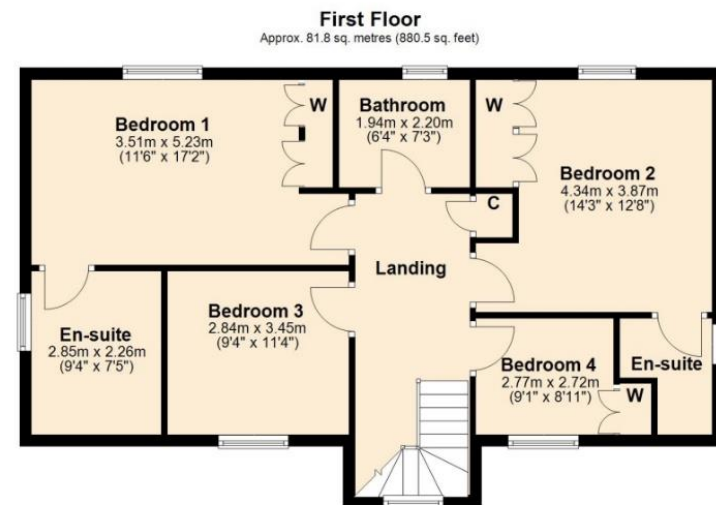
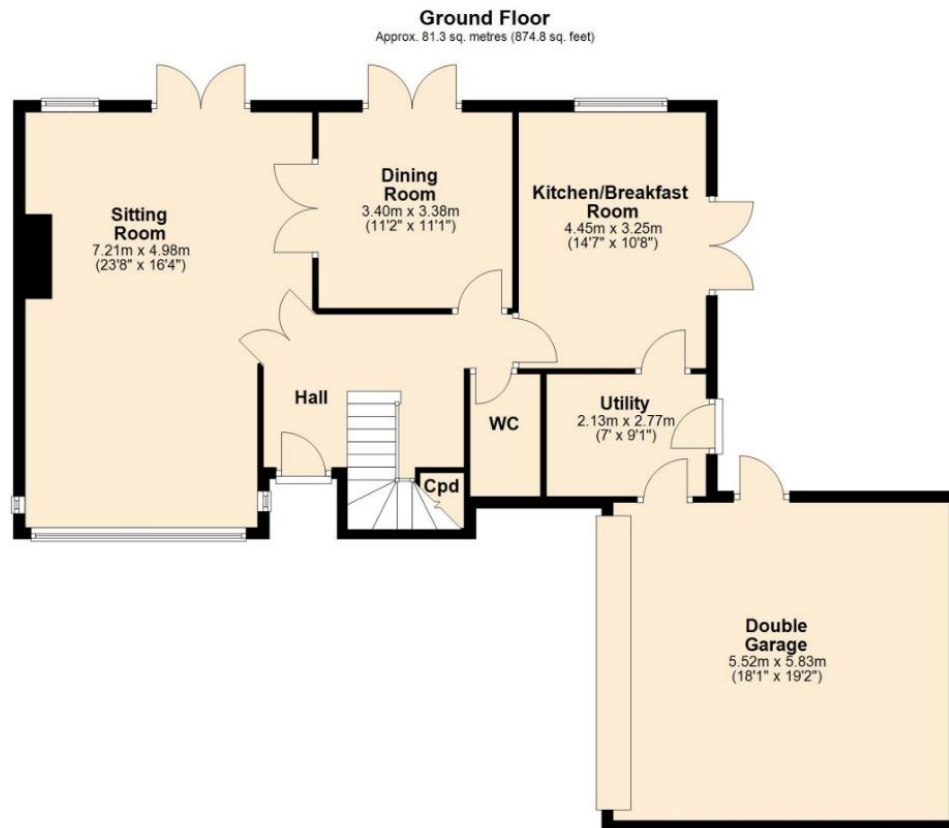
Little Houghton has been occupied since prehistoric times with stone hand-axes, flint tools and arrowheads unearthed within the parish. Unfortunately two fires, in 1333 and 1780, destroyed most of the village leaving a legend that this is the cause of the reddened stones still seen in cottage walls here. Located 2 miles south of Northampton just off the A428 Bedford Road (which also separates it from Great Houghton), the village has a public house/restaurant, and its own primary school. Other nearby facilities include hotels, pub/restaurants, large supermarkets and Delapre public golf course which has both 18 and 9 hole courses as well as a driving range and equipment shop. For commuters, M1 junction 15 is only 6 miles away and for public transport a daily bus services (excluding Sunday) runs to Northampton where the 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. 163.07 SQ. METRES (1755.3 SQ. FEET)





01604 624900

thevillageagency@jacksongrundy.co.uk

www.jacksongrundy.com



@jacksongrundyestateagents

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