



5 The Old Dairy Farm, East Haddon, Northamptonshire, NN6 8DB

HOWKINS &
HARRISON

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East Haddon,
Northamptonshire, NN6 8DB

Guide Price: £350,000

A spacious and well appointed three double bedroom 2nd floor (top floor) apartment built to a high specification in 2007 affording far reaching views across countryside in the sought after village of East Haddon.

Features

- Superb second floor (top floor) apartment
- Fully fitted kitchen/breakfast room
- Granite worktops & quality appliances
- Sitting room with far reaching views
- Three double bedrooms with en-suite to master
- Shower room & garage
- Sought after village location
- 1167sq.ft



Location

East Haddon is a popular village approximately eight miles from Northampton amongst rolling countryside. There is a church, the Red Lion pub/hotel which incorporated The Shires Cookery School offering an extensive range of specialised classes, village hall and primary school which feeds into Guilsborough Secondary School, less than four miles away. There are good private schools close by including Spratton Hall, Maidwell Hall and Rugby, several golf clubs within five miles, sailing and fishing at Pitsford, Hollowell and Ravensthorpe reservoirs. Main line rail service to London Euston and Birmingham New Street from Long Buckby Station or Northampton.



Accommodation

The Old Dairy Farm comprises of just 5 well proportioned apartments built to a high specification. A secure communal entrance hall gives access to the apartment where there is a spacious hallway with doors off to all rooms, airing cupboard housing a megaflow water cylinder and a fully tiled shower room. The sitting room enjoys panoramic views across rolling countryside.

A well appointed kitchen/breakfast room is fitted with ample cabinets, granite worktops incorporating a sink unit, "Neff" appliances include a gas hob, double oven, fridge/freezer, dishwasher, washer/dryer and a concealed gas fired boiler and polished floor tiles.

The master bedroom also enjoys far reaching views across rolling countryside and a door into the en-suite bathroom, and there are two further double bedrooms.

Outside

There is a car space in front of the single garage with an up and over door.

Tenure

Lease - 125 years from 2007. Service charge £400pa. With each resident having a share of the freehold.

Viewing

Strictly by prior appointment via the agents.
Tel - 01604 823456.

Fixtures and Fittings

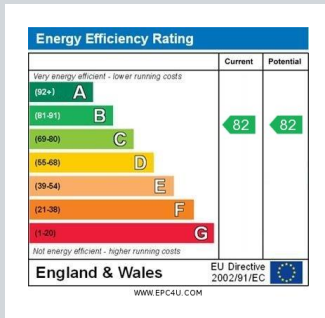
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

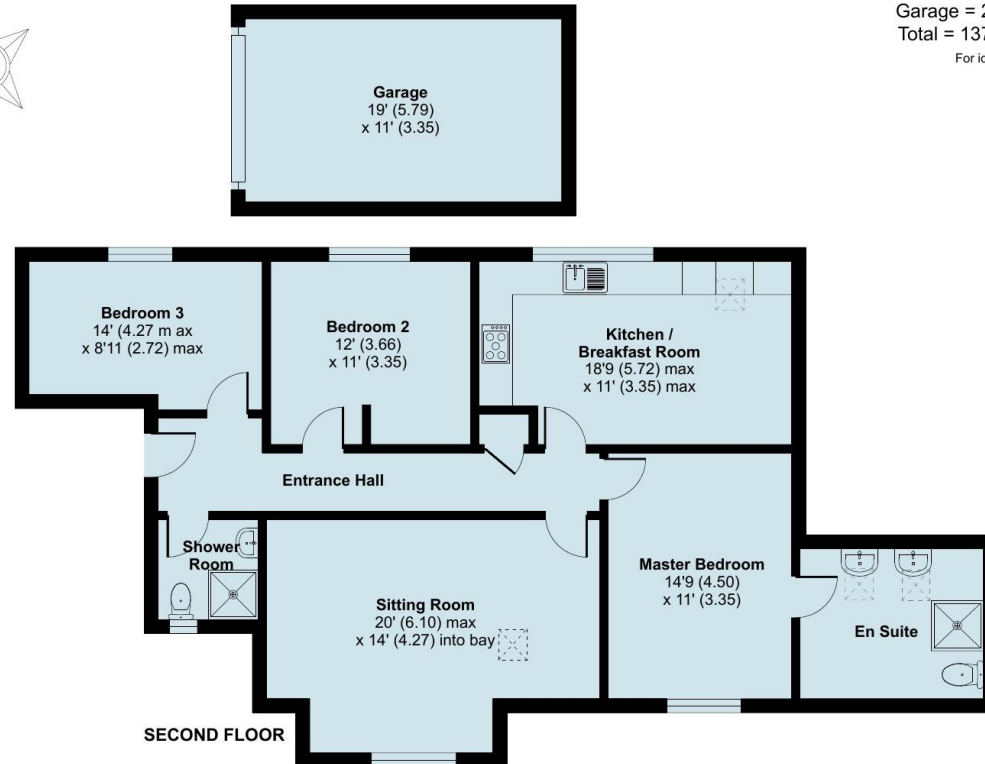
Local Authority

West Northamptonshire Council Daventry Area.
Tel 0300-1267000
Council Tax Band - E



East Haddon, Northampton, NN6

Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 1376 sq ft / 127.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Howkins & Harrison. REF: 981686

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