



Crabtree House, 29 Tilbury Road, East Haddon, Northamptonshire, NN6 8BX

HOWKINS &
HARRISON

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East Haddon, Northamptonshire,
NN6 8BX

Guide Price £475,000

A beautifully presented and individually designed detached family home enjoying a south facing aspect onto fields, situated in the sought after village of East Haddon.

Features

- Individually built detached house
- Lounge/dining room with feature fireplace
- Kitchen/breakfast room
- Utility & cloakroom
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Double garage & driveway
- South facing garden & countryside aspect



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.



Outside

The front garden is mainly lawned with box hedging on approach to the block paved driveway, a set of timber gates open onto further block paved parking with a deep established planted border enclosed by fencing and leads to the double detached garage with electrically operated garage door. The well tended rear garden has a paved seating area and lawned garden with mature planting and courtesy door into the garage.



Ground Floor

The accommodation is approached through a porch which has a useful cloaks cupboard and door leading into the hall, which has a tiled floor that continues into the kitchen, a door into a refitted cloakroom and stairs that rise to the first floor accommodation. The lounge/dining room has a feature fireplace with Stovax burner and marble hearth, the room enjoys a light and bright feel with two sets of French doors onto the rear garden which enjoys a south facing aspect.

The refitted kitchen/breakfast room has a range of cream coloured facing cabinets and working surfaces which incorporate a sink unit. There is a range cooker with extractor hood over, dishwasher and fridge. The rear lobby has a door leading outside and a utility room which has a working surface, cabinets, plumbing for washing machine and wall mounted Worcester gas fired boiler.

First Floor

Originally built with four bedrooms, two rooms now make up the master bedroom with a dressing area with fitted wardrobes, dual aspect windows enjoy field views and a refitted ensuite shower room with cubicle, WC and a vanity unit wash hand basin. There are two further bedrooms and a refitted family bathroom with free standing roll top bath, wash hand basin and WC.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. 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

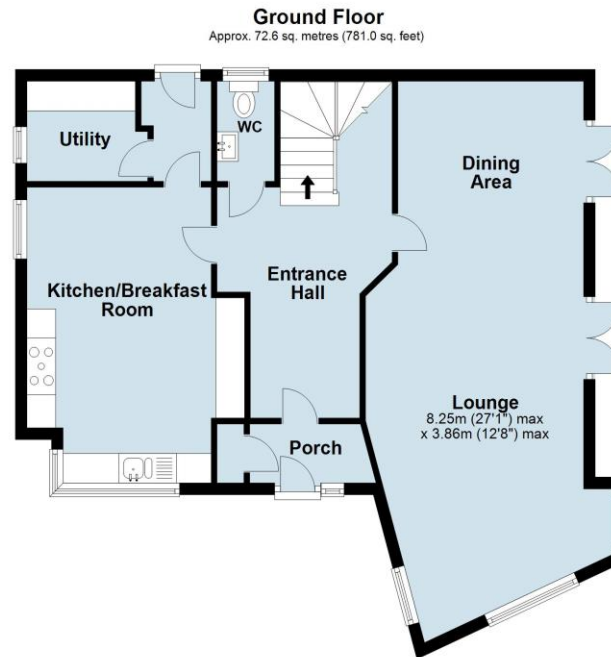
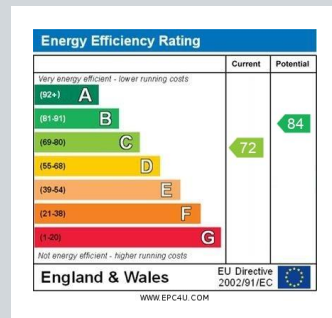
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area

Tel: 0300-1267000

Council Tax Band- E



Total area: approx. 144.9 sq. metres (1560.2 sq. feet)

Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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