



4 Neaton Lane, Guilsborough, Northamptonshire, NN6 8FE

HOWKINS &
HARRISON

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Northamptonshire, NN6 8FE

Guide Price: £325,000

A well presented modern semi-detached house situated in the highly sought after village of Guilsborough affording far reaching views across rolling countryside offered for sale with no upward chain.

Features

- Modern semi detached house
- Three bedrooms
- En-suite to master bedroom
- Kitchen/breakfast room
- Integrated appliances
- Sitting room
- Family bathroom
- Cul-de-sac location
- Rear garden overlooking fields
- Parking and carport



Location

Guilsborough has a pre-school, primary school and an Academy status secondary school. There is a village shop, post office with a coffee shop, doctor's surgery and a public house. Northampton is within 10 miles with amenities including trains to London Euston taking 59 minutes. There are further state and public schools including Spratton Hall, Maidwell Hall, Pitsford, Northampton, Rugby and Bilton Grange.



Ground Floor

The accommodation is approached via a hardwood door, stairs that rise to the first floor accommodation and doors to all principal rooms as well as the cloakroom.

The sitting room has an understairs cupboard and doors to the south facing rear garden. The kitchen/breakfast room has a selection of pale beech facing cabinets, working surfaces incorporating a sink unit, hob, double oven, fridge/freezer, dishwasher and plumbing for washing machine.

First Floor

There are three bedrooms and a family bathroom with the master bedroom enjoying a refitted shower room with cubicle, wash hand basin and wc.

Outside

The property is situated at the end of the cul-de-sac with parking for two vehicles and carport with gated access to the rear garden which has a paved patio and lawned gardens overlooking fields.

Viewing

Strictly by prior appointment via the agents. 01604 823456.

Fixtures and Fittings

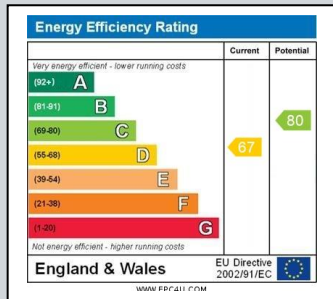
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available 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: 0300-126700
Council Tax Band – C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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