



12 Berry Close, Hackleton, Northamptonshire, NN7 2BS

HOWKINS &
HARRISON

12 Berry Close, Hackleton,
Northamptonshire, NN7 2BS

Guide Price £400,000

An established detached family home built in the 1970's by reputable local builders Adkins and Shaw to their popular "Heyford" design which has subsequently been extended and improved in recent years by the owner who has lived there since its construction and is offered for sale with no upward chain.

Features

- Detached family home
- Sitting room
- Dining room
- Extended kitchen
- Conservatory
- Bedroom 4/reception room
- Three further bedrooms
- Refitted bathroom & shower room
- Garage
- South facing rear garden



Location

The village of Hackleton provides a newsagent/general store and post office, The White Hart Public House and Restaurant, Carey Baptist Chapel and village hall. Schools in the area include Hackleton Church of England primary school and Denton Church of England primary school with secondary education at Elizabeth Woodville School, Northampton School for Boys and Northampton High School for Girls. Access to the M1 motorway, less than five miles, is via the B526 and A508.



Ground Floor

The accommodation is approached through a UPVC door into the porch and further door into the hall. An extension to the property now provides a bedroom or reception room with a separate shower room. The sitting room has a part exposed brick built wall with a coal effect gas fire and floor to ceiling UPVC double glazed window to the front aspect. The dining room has stairs that rise to the first floor accommodation and sliding UPVC double glazed patio doors into the conservatory, which enjoys a southerly aspect overlooking the rear garden. An extended kitchen/breakfast room has a range of cabinets, working surfaces incorporating a sink unit, gas hob, double oven, plumbing for washing machine and dishwasher, boiler cupboard housing a "Worcester" gas fired boiler and a UPVC door to the rear garden.

First Floor

The first floor has an airing cupboard housing the hot water cylinder and shelving. The master bedroom has full length mirrored wardrobes and further built in double wardrobe, two further bedrooms and a refitted bathroom with a vanity unit, wash basin, WC, bath with fully tiled walls.

Outside

The front of the property is mainly block paved providing parking which leads to a single garage with up and over door, gated side access leads to a South facing rear garden which as a paved patio, mainly lawned gardens with established planting.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

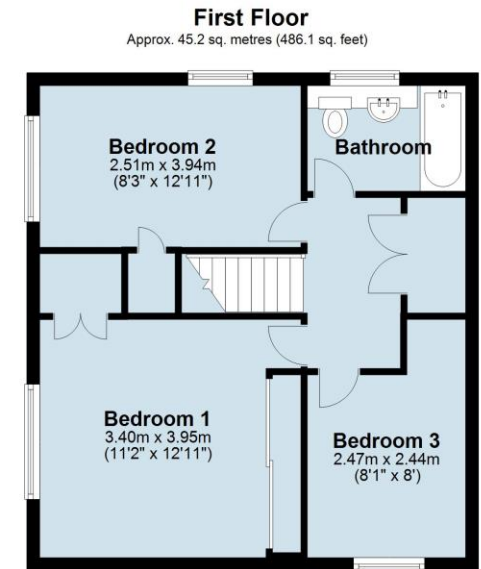
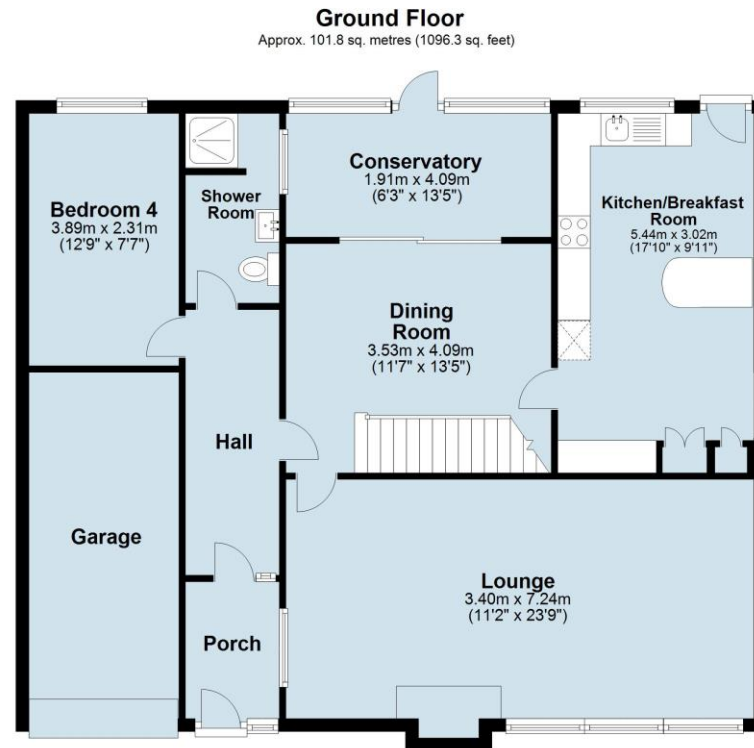
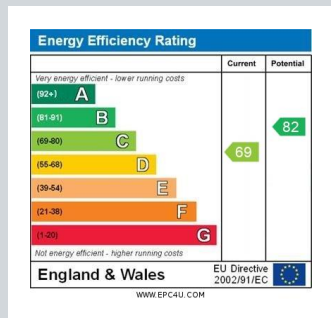
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Tel: 0300-1267000
Council Tax Band- E



Total area: approx. 147.0 sq. metres (1582.3 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)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.