



31 High Street, Pitsford, Northamptonshire, NN6 9AD

HOWKINS &  
HARRISON



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Northamptonshire, NN6 9AD

Guide Price £599,000

An established detached house on a corner plot with open aspects to both front and rear, a large south facing rear garden, double garage and adaptable accommodation with the prospect of further extension subject to planning consent. One of only three constructed in the late 1960's by highly regarded local builders, Steele & Bray, this property is being offered for sale for the first time. The gardens are also an absolute delight at this time of year.

#### Features

- Detached house
- Sitting room
- Conservatory
- Kitchen/breakfast & utility room
- Bedroom 4 & shower room
- Three bedrooms & shower room
- Double garage
- Beautifully tended gardens
- Potential to extend (subject to consent)





## Location

Pitsford village lies five miles to the north of Northampton town centre and is situated in undulating countryside, close to the reservoir and Brixworth Country Park recreation areas, where fishing, sailing and cycling are available.

The village has a thriving local community with a public house, church, village hall and primary school as well as the highly regarded Independent School, providing mixed independent education for children from the ages of 3 to 18. A range of local shops and facilities are available in the neighbouring village of Brixworth, which lies to the north.

Pitsford has good communication links with the A14 (junction 2) 7 miles away linking the M1/M6 Catthorpe Interchange and the A508 is close to the village providing access to Market Harborough and Northampton both having mainline train stations. There is a regular bus service to both Northampton and Market Harborough.

## Outside

The front of the property has a central driveway providing ample parking, with well stocked and established planting behind a stone built boundary wall. The double garage has an electrically operated roller door and courtesy door into the rear garden which enjoys a south facing aspect, a paved patio, well tended and lawned gardens with an abundance of mature established planting, circular pond, further paved seating area, garden shed, greenhouses and a kitchen garden area.



## Ground Floor

The accommodation is entered through a porch which then leads into the hall where the stairs rising to the first floor accommodation and doors to all principal rooms. The sitting room runs the depth of the house with a stone built fireplace with coal effect gas fire, air condition unit and sliding patio doors to the conservatory which has a brick built base, UPVC windows and door over and leading to the rear garden.

The kitchen/breakfast room has a range of cabinets, working surfaces incorporating a sink unit, built in gas hob, oven and microwave. The utility room also has fitted cabinets, sink unit, plumbing for washing machine, space for fridge/freezer, wall mounted "Worcester" gas fired boiler, door to a useful enclosed and covered side access with doors to the front and rear as well as the garage.

The property was designed with a double bedroom and shower room on the ground floor but can be used as it is at the moment, as a reception room/study.

## First Floor

The first floor landing has an airing cupboard with a hot water cylinder and doors off to all rooms, the master bedroom has a double built in wardrobe, useful eaves cupboard and vanity unit wash hand basin. Bedroom two has an eaves cupboard and an open aspect over the playing fields of Pitsford school, whilst bedroom three also has an eaves cupboard, air condition unit as well as a pleasant aspect to the front. The shower room has a cubicle and wash hand basin with a separate adjoining WC.

## Viewing Arrangements

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

## Fixtures and Fittings

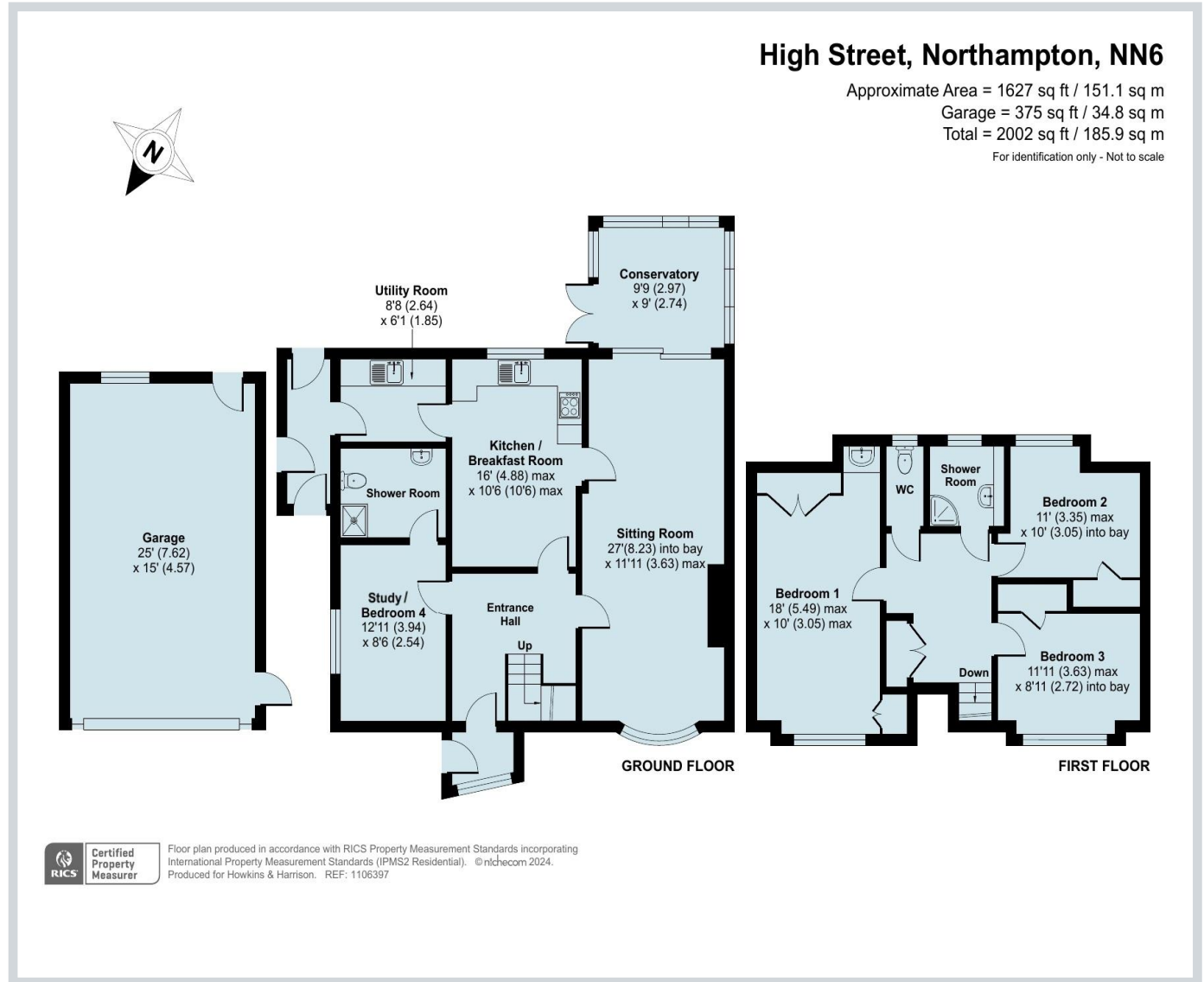
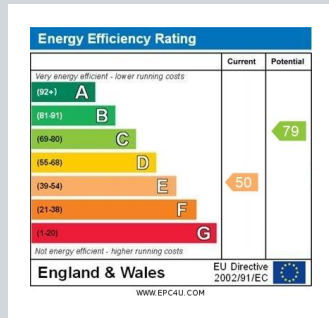
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## Howkins & Harrison

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Instagram 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.



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