



HOWKINS &
HARRISON
For Sale
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howkinsandharrison.co.uk

30 Resthaven Road, Wootton Village, Northampton, NN4 6LB

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Wootton Village,
Northampton, NN4 6LB

Offers in excess of £450,000
Freehold

Constructed in 1957 this three bedroom detached house is ready to move in, and offers great potential to renovate or remodel and extend the current accommodation, which occupies an established private and generous plot ideally located in the popular and convenient Wootton Village.

Features

- Detached family home
- Sitting/dining room
- Kitchen
- Utility & cloakroom
- Three bedrooms & shower room
- Tandem garage
- Generous plot
- Potential to extend & reconfigure
- No onward chain



Location

Wootton village is a sought after location with a good selection of local shops including a Co-Op convenience store and Waitrose supermarket. Public houses and restaurants are available in the village and nearby Hardingstone. Local educational facilities include Wootton Primary School, Preston Hedges Primary, Caroline Chisholm School and Northampton High School for Girls. There is good access to the M1 motorway at junction 15 via the A508 and mainline train services to London and Birmingham from Northampton station.



Ground Floor

The accommodation is entered through a UPVC front door into the hall where the stairs rise to the first floor accommodation, understairs cupboard, parquet flooring and doors to all principal rooms and downstairs WC. The sitting room has an open stone built fireplace, wooden flooring and a dining room with UPVC French doors onto the rear garden. The kitchen has fitted cabinets, working surfaces incorporating a sink unit, ceramic hob and oven, plumbing for dishwasher and UPVC door to a utility room that has a sink unit, cupboards, plumbing for washing machine, ample space for fridge/freezer, dryer and so on, doors to the rear garden and to the front of the house and a courtesy door into a tandem garage with an electrically operated roller door.

First Floor

There is a boiler cupboard which also houses the hot water cylinder, access to three bedrooms and a shower room.

Outside

The front garden is mainly lawned with established planting and driveway providing off road parking. A generous rear garden enjoys a southerly aspect with a paved patio, mainly lawned gardens and is screened by established trees offering privacy and seclusion.

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

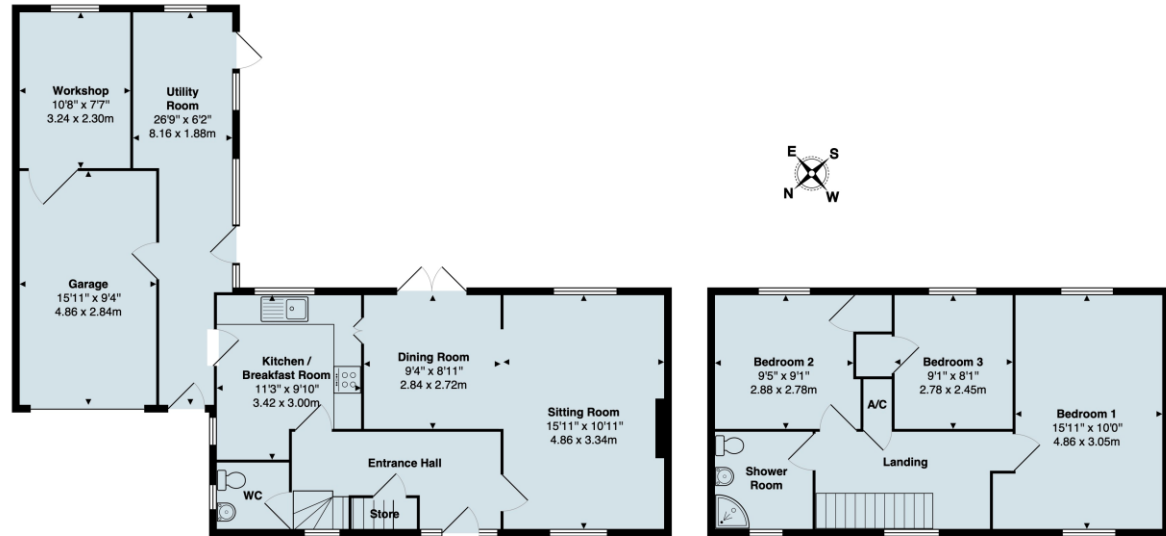
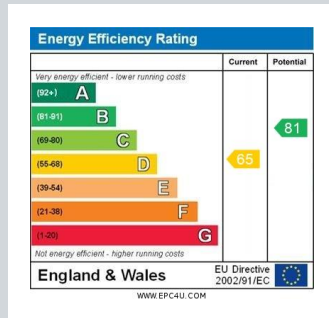
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band - E



Ground Floor
Area: 486 ft² ... 45.2 m²

1st Floor
Area: 487 ft² ... 45.2 m²

Total Area: 973 ft² ... 90.4 m² (excluding utility room, garage, workshop)
All measurements are approximate and for display purposes only

Howkins & Harrison

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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.