



3 West Haddon Road, Guilsborough, Northamptonshire, NN6 8QL

HOWKINS &  
HARRISON



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Northamptonshire, NN6 8QL

Guide Price £565,000

An impressive and extended semi detached house offering substantial and stylish accommodation, immaculately and well appointed throughout situated in the sought after village of Guilsborough.

#### Features

- Substantial village house
- Sitting room & lounge
- Impressive kitchen/family room with island
- Utility room & cloakroom
- Five double bedrooms
- Well appointed en-suite and family bathroom
- Double garage
- Delightful gardens





## Location

Guilsborough has a pre-school, primary school and an Academy status secondary school. There is a village shop, post office, doctor's surgery and a public house. Northampton is within 10 miles with amenities including trains to London Euston taking 59 minutes, as well as Market Harborough and Kettering station which has trains to London St. Pancras taking 55 minutes. There are further state and public schools including Spratton Hall, Maidwell Hall, Pitsford, Northampton, Rugby and Bilton Grange.



## Outside

The front of the property is screened by hedging with established planting and gravelled driveway providing off road parking with gated side access to the rear garden, a roller door gives access to the double garage.

The rear garden has a large decked seating area with lawned gardens and mature planting enclosed by fencing, hard standing to the foot of the garden ideal for summer house/shed and a recently constructed covered timber framed gazebo ideal for alfresco entertaining.



## Ground Floor

The entrance hall is entered through a UPVC door with stairs that rise to the first floor accommodation. The lounge features a cast iron fireplace with fitted cupboards either side, exposed and stripped floorboards and a door into an impressive kitchen/family room which has a range of modern high gloss cabinets, working surfaces and kitchen island, quality "neff" appliances include a double oven, induction hob, extractor fan and dishwasher, feature exposed brick wall and space for American style fridge/freezer, useful pantry cupboard, floor to ceiling UPVC windows and French doors onto a large decked seating area in the garden, Kardean flooring that extends into the rear hall and cloakroom where there is a UPVC door to the rear garden. Just off the hall there is a utility room which has fitted cabinets, working surface and sink, plumbing for washing machine, space for dryer, floor standing "Worcester" oil fired boiler and internal door to the double garage.

The good size sitting room has UPVC French doors that overlook the rear garden.

## First Floor

The first floor offers five double bedrooms with the master bedroom enjoying a well appointed en-suite shower room, two other bedrooms feature cast iron fireplaces, a well appointed and refitted family bathroom offers a shower cubicle, bath, WC and vanity unit wash hand basin.

## Viewing Arrangements

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

## Fixtures and Fittings

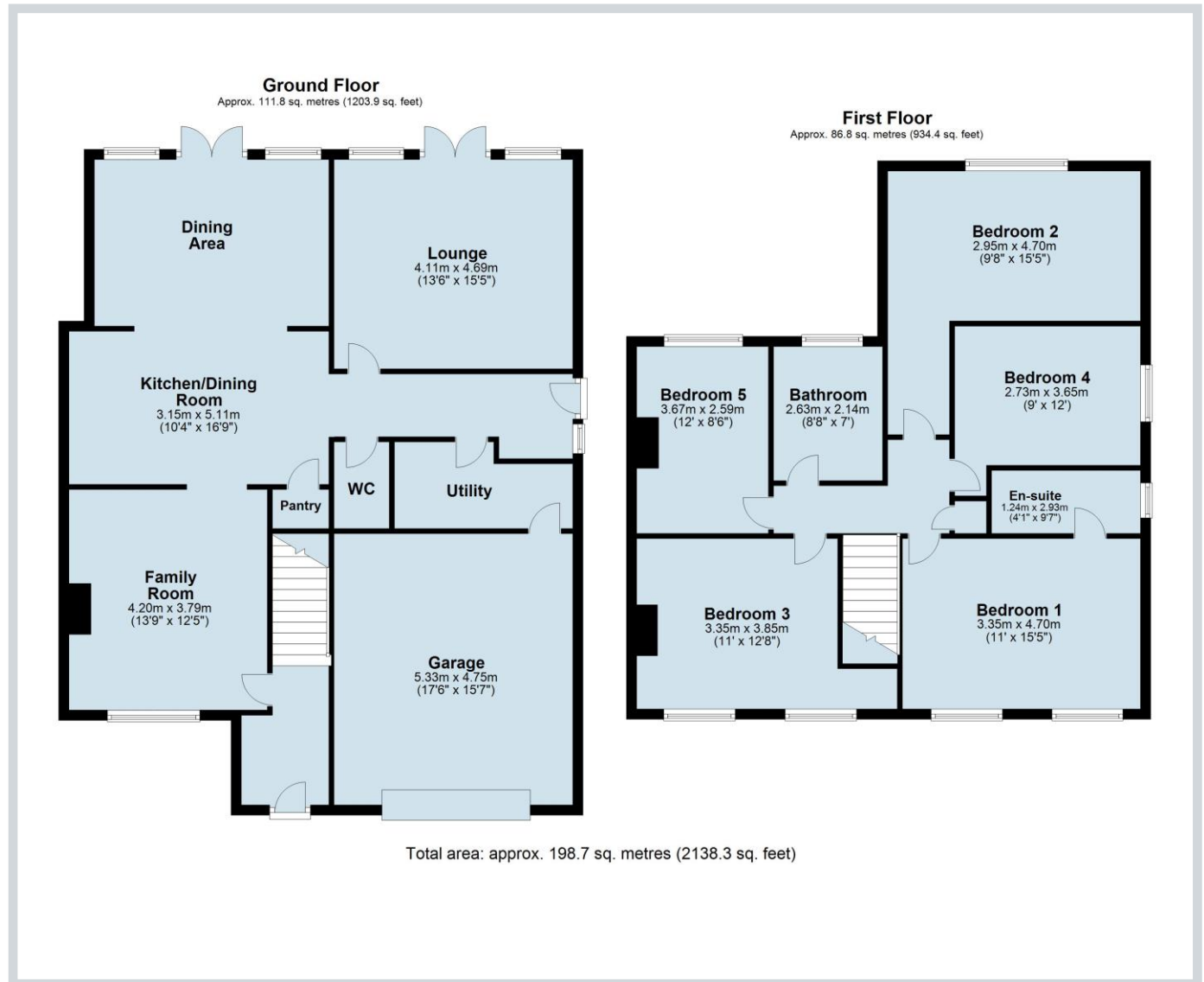
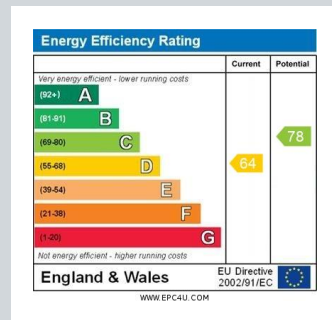
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified in any way.

## 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- B



## 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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