



18 Broadlands, Pitsford, Northamptonshire, NN6 9AZ

HOWKINS &
HARRISON

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Northamptonshire, NN6 9AZ

Guide Price £545,000

A superbly presented and recently refurbished three bedroom detached house, occupying a pleasant and peaceful cul-de-sac position in the sought after village of Pitsford offered with no upward chain.

Features

- Renovated detached family home
- Hall & cloakroom
- Sitting room & study
- Superb kitchen/family room
- Utility and boot room
- Three bedrooms
- En-suite & family bathroom
- Garage store & gardens



Location

The village of Pitsford is situated approximately 5 miles north of Northampton. The village is well placed for communications with easy access to the A43 and A508 convenient access to both the M1 and A14 (A1/M1 link). Train services are available from Northampton to London Euston together with services from Wellingborough station into London St Pancras. The village is surrounded by attractive countryside and Pitsford Water offers water sports, fishing and country walks it also has a church, public house, primary school and is home to the independent Northamptonshire Grammar School. Other leisure facilities in the area include golf at Church Brampton and Harlestone.

Outside

The front of the property has a driveway providing off road parking leading to a garage store with up and over door, pedestrian side access to the rear garden which is paved and gravelled with mature and established planting.



Ground Floor

The accommodation is approached through a new and modern UPVC composite front door into the hall where the stairs rise to the first floor accommodation, with new modern oak doors off to all principal rooms and cloakroom. A well appointed and recently installed kitchen now offers the space to dine and entertain, there are a range of cabinets and matching dresser working surfaces incorporating a sink unit, induction hob, oven and extractor hood, as well as an integrated dishwasher and fridge/freezer, with UPVC windows and door onto the rear garden. A useful boot room has a UPVC door to the rear garden and adjoins the utility room, which has a working surface, plumbing for washing machine, ample space for an additional fridge/freezer and dryer and a further door to a study.

First Floor

The first floor has a recently installed oak and glass staircase and landing cupboard housing the hot water cylinder and Worcester gas fired boiler.

The master bedroom has been adopted to now incorporate a new en suite shower room with cubical, vanity unit wash basin, WC and fully tiled, there are two further bedrooms and a refitted family bathroom suite with a bath and shower over, wash hand basin, WC and also comes fully tiled.

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.

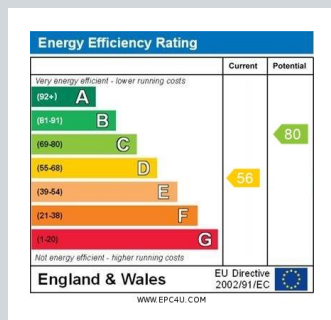
Services

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



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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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