



Paines Close, Maidwell, Northamptonshire, NN6 9JB

HOWKINS &
HARRISON

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Guide Price £795,000

A rare opportunity to acquire a substantial family home with self contained annexe set in delightful gardens of around 0.5 acres giving scope to modernise and improve enjoying a wonderful position adjoining rolling countryside offered for sale with no upper chain.

Features

- Substantial detached family home
- Scope for improvement
- Five double bedrooms
- Kitchen/dining room with AGA range cooker
- Two reception rooms
- Ample parking for several vehicles
- Rural position
- Approx 3480 sq. ft
- Substantial two bedroom annexe
- Around 0.5 acre of gardens



Location

Maidwell is a popular rural village in North Northamptonshire with Market Harborough some 7 miles to the north, and Northampton some 7 miles south. In addition, the A14 is within easy reach, linking west to both the M1 and the M6 and east to the A1. Northampton has a mainline rail service to London Euston and Market Harborough has a mainline rail service to London St Pancras International, both taking about an hour. Local shopping facilities are closer in Brixworth. The village is home to Maidwell Hall boarding and day school for boys and girls ages 7-13, which has an enviable reputation as does Maidwell Primary School and the Stag Public House. Attractive rolling countryside surrounds the village providing a great environment for walking, riding and cycling enthusiasts with Pitsford Reservoir close by for walking, sailing and fishing with Brampton Valley Way and other off-road cycling routes nearby.

Annexe

The annexe has its own private access and can also be accessed from the main house. The entrance hall serves the cloakroom and door into the kitchen which has a range of cabinets with work surfaces, an AGA, space for electric hob/oven, dishwasher and fridge/freezer. Off the inner hallway stairs rise to the first floor accommodation and also gives access to the lounge where there is an open fireplace and an opening into the conservatory which overlooks the gardens. The first floor has two double bedrooms and shower room.



Ground Floor

The property is entered through a timber door with an exposed stone wall, stairs rising to the first floor accommodation and cloakroom. The dual aspect sitting room has a feature fireplace and UPVC French doors to the garden and a door into the annexe. The kitchen/dining room has fitted cabinets with work surfaces incorporating an AGA range cooker, sink, space and plumbing for washing machine and fridge freezer and a pantry cupboard. The utility has a cupboard housing the oil fired boiler and door into a further reception room.

First Floor

There are five double bedrooms, bathroom with shower over bath and wash basin, separate WC, additional shower and boarded loft access.

Outside

Mature gardens surround the property which are mainly lawned with an abundance of established planting, enclosed by fencing and enjoying a rural aspect across rolling countryside. To the front of the property there is ample off road parking for several vehicles where historic planning consent was granted to build a garage.

Viewing Arrangements

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

Fixtures and Fittings

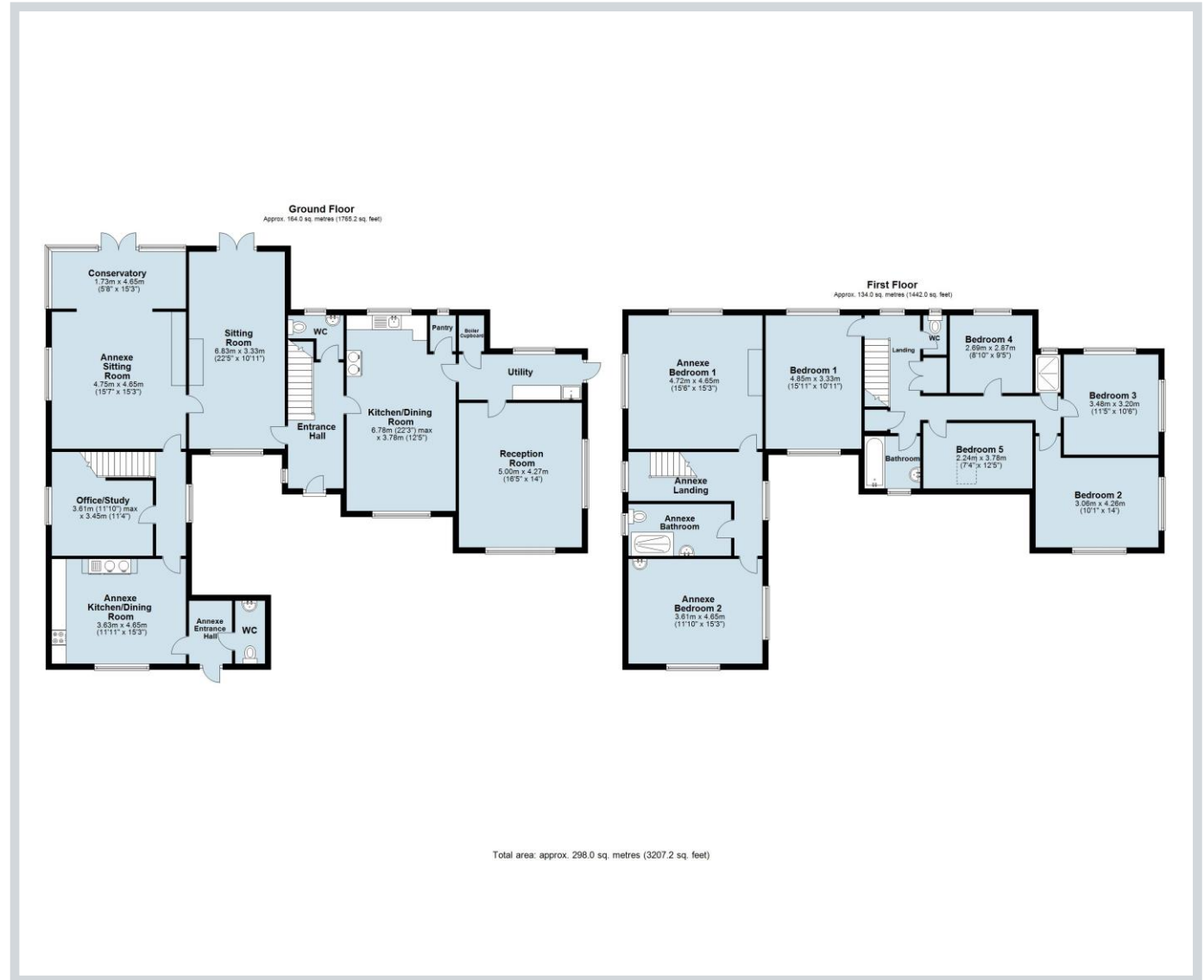
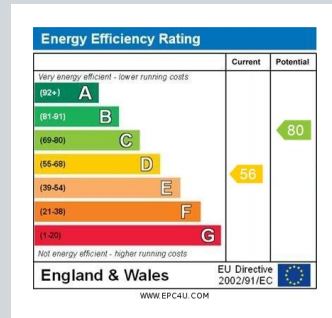
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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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