



1 Clickers Mews, Upton, Northampton, NN5 4EE

HOWKINS &  
HARRISON

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Offers in excess of £465,000

An immaculately presented “mews” style, stone fronted house offering stylish and well presented family accommodation, in the popular and convenient development of Upton, giving good access to the M1, Sixfields football stadium, Franklins gardens, home to “The Saints” rugby ground and Upton country park as well as a cinema, shops and restaurants.

## Features

- Stylish mews house
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility & cloakroom
- Impressive master bedroom with en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Single garage
- Stunning landscaped rear garden



## Location

Upton development is located to the west side of Northampton, close to many amenities including Sainsbury's Supermarket and Sixfields with multi-screen cinema and numerous restaurants. Nearby is Franklins Gardens, home to Northampton Saints Rugby Club and the Cobblers football stadium. The area is close to junction 15a & 16 of the M1 motorway and the A45 & A43 give access to the west and south of the county.



## Ground Floor

The ground floor accommodation has an entrance hall with stairs that rise to the first floor, an understairs cupboard, cloakroom, dining room and double doors leading into an impressive sitting room which features a fireplace with stone mantel surround, fitted book shelving and French doors into the garden. The kitchen/breakfast room has a range of pale beech facing cabinets, working surfaces incorporating a sink unit, integrated dishwasher, hob and double oven and fridge/freezer. There is adequate space for a table and chairs with a set of French doors out to the garden, just off the kitchen is a utility room which has cabinets, plumbing for washing machine and gas fired boiler.

## First Floor

The first floor landing serves four bedrooms and family bathroom with an impressive master bedroom having built in wardrobes and en-suite shower room. The guest bedroom also has an en-suite shower room, two further bedrooms, of which the fourth bedroom has a range of quality fitted home office furniture.

## Outside

The front of the property has parking for two vehicles, one in front of the garage which has a courtesy door into a professionally landscaped rear garden, which has now matured to offer a private and delightful area screened by mature planting, timber decked areas with raised beds stocked with planting.

## 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

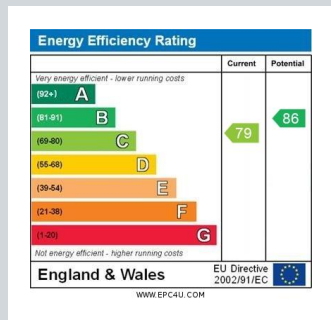
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- F



## 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.



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