



38 Middle Greeve, Wootton Fields, Northampton, NN4 6BB

HOWKINS &  
HARRISON



38 Middle Greeve, Wootton  
Fields, Northampton, NN4 6BB

Guide Price £575,000

A well kept modern detached  
David Wilson built home,  
occupying a cul-de-sac position in  
the popular location of Wootton  
Fields.

#### Features

- David Wilson built detached home
- Sitting room & dining room
- Kitchen/breakfast room & utility
- Study & cloakroom
- Four double bedrooms
- En-suite to master
- Double garage
- UPVC glazed
- Cul-de-sac position





## Location

Wootton Fields 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, Wootton Park 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.



## Outside

The front of the property has decorative pebbles and established planting, the driveway provides off road parking leading to a double garage with up and over door. The rear garden has a paved patio leading to a mainly lawned garden, with established planted borders enclosed by fencing and gated side access.



## Ground Floor

The entrance hall is approached through a modern uPVC composite front door into the hall where the stairs rise to the first floor, courtesy door into the double garage, doors off to all principal rooms and modern wood effect flooring which continues into the kitchen, utility, and cloakroom. The sitting room has a feature coal effect gas fire with mantel surround and French doors into the dining room where there are uPVC French doors into the garden. The kitchen has a range of medium oak fronted cabinets, working surfaces incorporating a 1.5 sink unit, gas hob, oven, and dishwasher. The utility room has a matching cupboard, sink unit, plumbing for washing machine, "ideal" gas fired boiler and door to the rear garden, as well as a door into the cloakroom.

## First Floor

The first floor landing has an airing cupboard with hot water cylinder. All four double bedrooms have built in wardrobes, with the master bedroom enjoying an en-suite shower room. The family bathroom comprises of a bath, shower cubical, WC and 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 or warranted in any way.

## Services

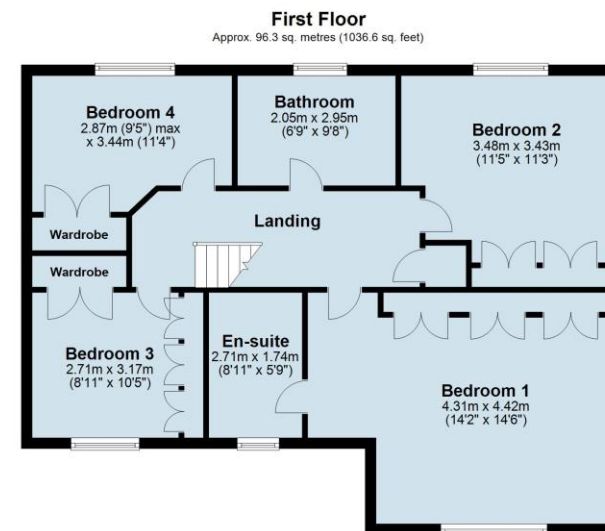
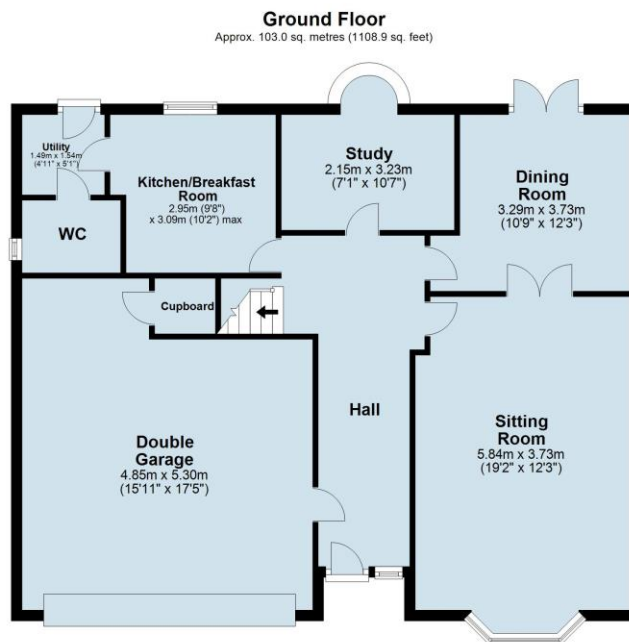
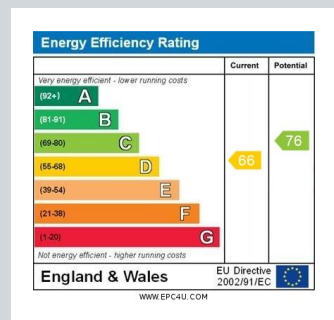
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

Tel: 0300-1267000.

Council Tax Band- F



Total area: approx. 199.3 sq. metres (2145.4 sq. feet)

## Howkins & Harrison

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