



27 Lower Road, Milton Malsor, Northamptonshire, NN7 3AW

HOWKINS &
HARRISON

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Guide Price £455,000

An immaculately presented and extended detached family home built in the 1960's, situated in the highly desirable village of Milton Malsor enjoying a rural aspect over fields and south facing rear garden.

Features

- Detached family home
- Impressive 26ft sitting room
- Kitchen/family room with island
- Master bedroom with dressing area
- Guest bedroom with dressing room
- Bedroom 3 & family bathroom
- Parking & tandem garage
- South facing rear garden



Location

The pretty village of Milton Malsor lies some four miles south of Northampton town centre off the former Towcester/Oxford Road (A43). Junction 15 of M1 is about two miles distance. Amenities in the village are centred around The Green including a primary school, 12th Century Parish Church, active village hall, and a public house. It is suited to several secondary school options.



Ground Floor

The accommodation is approached through a uPVC front door into the hall where the stairs rise to the first floor accommodation, doors to all ground floor rooms as well as the cloakroom. Extending to a 26ft sitting room which features a fireplace and uPVC French doors leading out to the south facing rear garden. An impressive extended kitchen/family room boasts a kitchen island with butchers block top incorporating a seating breakfast bar area, range cooker, dishwasher and wine cooler, space for fridge/freezer, ample space for dining and entertaining overlooking the rear garden, and a door to the side and rear of the house.

First Floor

The first floor accommodation offers an impressive space with the master bedroom having a dressing area with fitted wardrobes and enjoying a dual aspect with views over fields to the front. The second bedroom has a dressing room/reception room and there is another bedroom and family bathroom with bath with shower over, WC and a vanity unit with wash hand bowl.

Outside

The front is mainly blocked paved providing parking and established planting, an up and over door to a tandem garage, gated access to the rear garden that enjoys a southerly aspect with block paved seating area, lawned garden with established planting enclosed by fencing.

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

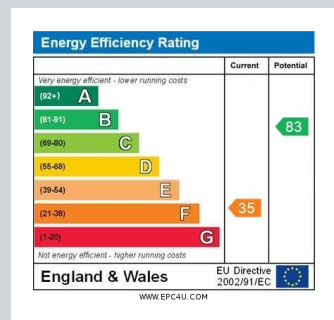
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Northamptonshire Council.

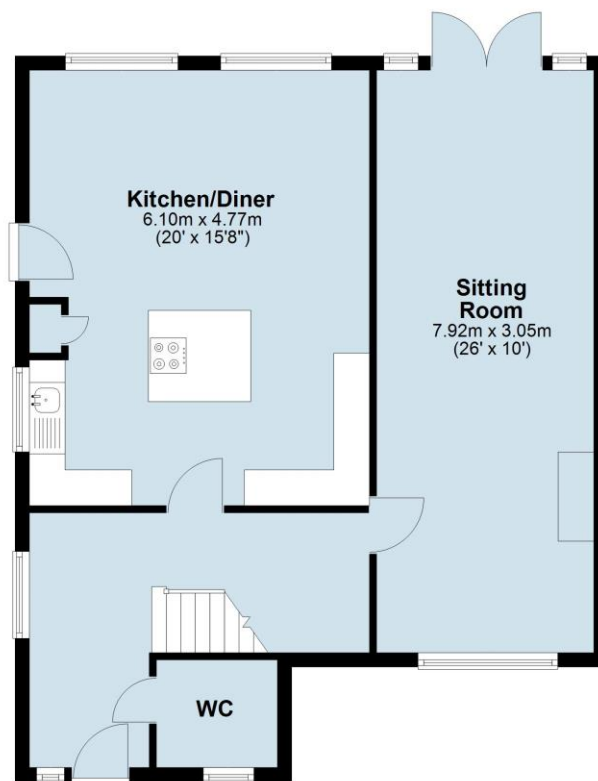
Tel:0300-1267000.

Council Tax Band- E



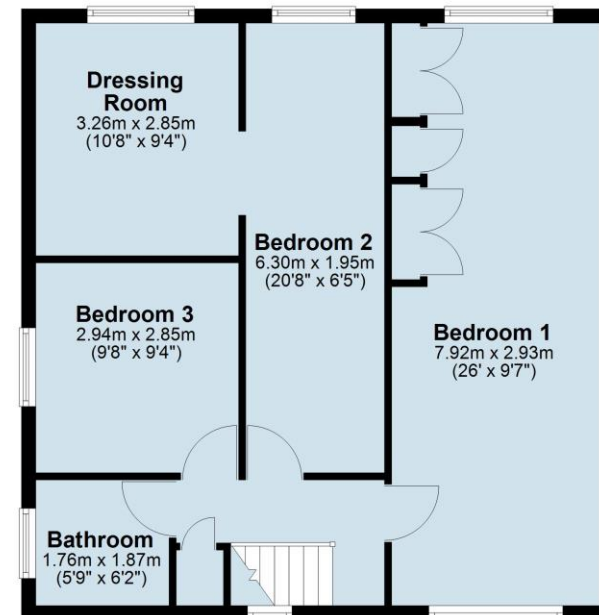
Ground Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



First Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 133.4 sq. metres (1436.3 sq. feet)

Howkins & Harrison

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