



10 Orchard Close, Milton Malsor, Northampton, NN7 3AY

HOWKINS &
HARRISON

10 Orchard Close, Milton Malsor,
Northampton, NN7 3AY

Guide Price: £450,000

A wonderful opportunity to purchase a detached family home occupying a corner plot with larger than average gardens in the highly regarded village of Milton Malsor offered for sale with no upper chain.

Features

- Detached family home
- Sitting room
- Family room/home office
- 28ft Kitchen/breakfast room
- Utility & cloakroom
- Four bedrooms
- En-suite & family bathroom
- Gardens, garage & parking
- No upper chain
- EPC rating- D



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 where you are greeted with a spacious and extended hallway which serves all principal rooms, cloakroom and where the stairs rise to the first floor accommodation, the family room/home office offers a useful room to socialize or work from. Double doors give access to the sitting room which runs the depth of the house with a feature fireplace and dual aspect windows to the front and rear. An impressive 28ft kitchen/breakfast room fitted with a range of modern cream fronted cabinets, working surfaces incorporating a sink unit, gas hob, triple oven with extractor, plumbing for dishwasher, space for an American style fridge/freezer and ample dining space, also with UPVC French doors onto the rear garden. The Utility room has a matching cabinet, plumbing for washing machine and UPVC door to the rear garden as well as access to the garage.

First Floor

The first floor has four bedrooms with the master bedroom enjoying an en-suite shower room, built in wardrobes are to three of the bedrooms and the family bathroom has a shower over the bath, wash hand basin and WC.





Outside

Outside, the front of the property has a driveway with parking for two vehicles which gives you access to a single garage with electrically operated roller door, gated side access which leads to the rear garden and offers a good size family garden with paved seating areas, mainly lawned gardens with established planting and a timber built shed.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



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Viewing

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

Fixtures and Fittings

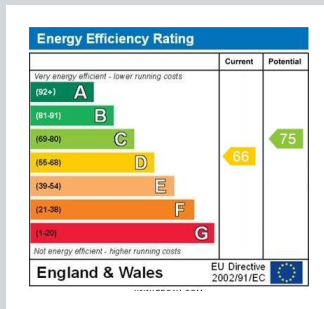
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

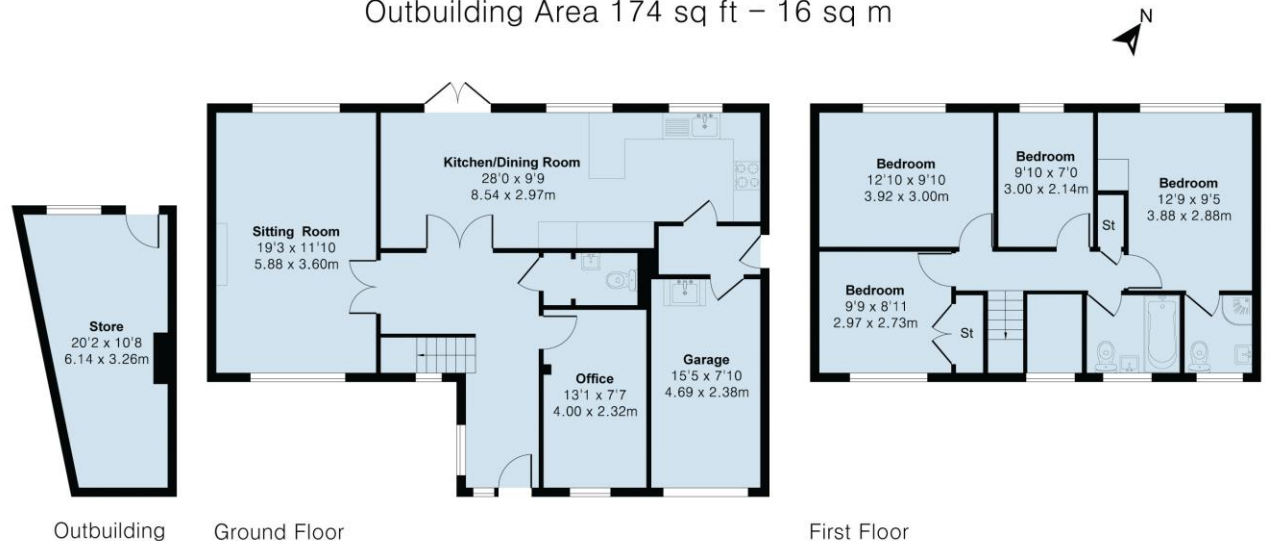


Approximate Gross Internal Area 1568 sq ft - 146 sq m (Excluding Outbuilding)

Ground Floor Area 955 sq ft – 89 sq m

First Floor Area 613 sq ft – 57 sq m

Outbuilding Area 174 sq ft – 16 sq m



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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