



1 Long Acre, Brafield-on-the-Green, Northamptonshire, NN7 1DD

HOWKINS &
HARRISON

1 Long Acre,
Brafield-on-the-Green,
Northamptonshire, NN7 1DD

Guide Price: £550,000

A well kept and presented detached family home built by Persimmon Homes in 1997 occupying a prominent corner position adjacent to pasture land in the sought after village of Brafield-on-the-Green.

Features

- Detached family home
- Sitting room
- Dining room
- Home office/family room
- Kitchen/breakfast room
- Utility & cloakroom
- Four double bedrooms
- En-suite & family bathroom
- Double garage & carport
- Sought after village location



Location

Brafield-on-the-Green is situated approximately five miles to the southeast of Northampton and benefits from a local shop/butchers, filling station, post office and well regarded pub/restaurant. The village is well placed for communications with Junction 15 of the M1 just 7 miles away. Train services are available from Northampton and Milton Keynes with journey times into London Euston of around one hour.

Wellingborough station provides train services into London St Pancras with journey times of around 50 minutes together with Bedford Station. There is a primary school in the nearby village of Denton which also has a highly regarded doctors' surgery. Secondary schooling at Wollaston village.

There are some attractive walks and bridleways, and the historic Castle Ashby House and gardens is located approximately 3 miles from the village.



Ground Floor

A spacious and inviting entrance hall gives access to all principal rooms, home office/family room and cloakroom, there is an understairs cupboard and stairs that rise the first floor accommodation. The sitting room has a feature fireplace with a coal effect gas fire and mantel surround, UPVC doors lead into the conservatory which overlooks and leads onto the gardens. The dining room adjoins the kitchen/breakfast room which has a range of cabinets, working surfaces incorporating a sink unit, "Smeg" gas hob, "Neff" double oven and plumbing for dishwasher. The utility room has matching cupboards and working surfaces incorporating a sink unit, plumbing for washing machine and a Baxi gas fired boiler, a UPVC door gives you access to a useful store/boot room which leads out onto the gardens.

First Floor

The first floor landing has an airing cupboard which houses the hot water cylinder and gives access to all four double bedrooms, the master bedroom has a dressing area with fitted wardrobes either side of the entrance to the en-suite shower room. There is also a family bathroom with shower cubical, wash hand basin, WC and bath.





Outside

Outside, occupying a corner position, the gardens are lawned with established planting, a blocked paved driveway provides ample parking for several vehicle with a five bar gate offering further parking and carport ideal for caravan/motorhome, there is also a double garage with electrically operated up and over door.

The rear and side garden wrap around the house with a paved seating area, lawned gardens with well stocked and established planting, timber shed and summer house.

Agents Note

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



A well kept and presented detached family home built by Persimmon Homes in 1997 occupying a prominent corner position.





Viewing

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

Fixtures and Fittings

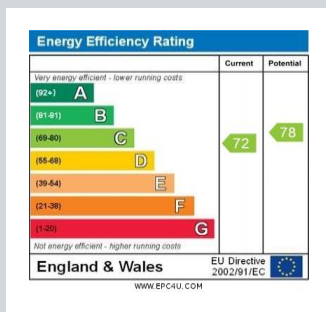
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

West Northamptonshire Council Tel:0300-126700.
Council Tax Band – G



Approximate Gross Internal Area 1929 sq ft - 179 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 1078 sq ft – 100 sq m

First Floor Area 851 sq ft – 79 sq m

Garage Area 313 sq ft – 29 sq m

Outbuilding Area 75 sq ft – 7 sq m



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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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