



4 Springfield Road, Walgrave, Northamptonshire, NN6 9QS

HOWKINS &  
HARRISON



## 4 Springfield Road, Walgrave, Northamptonshire, NN6 9QS

Guide Price £425,000

Substantial 5 bedroom semi detached house offering generously proportioned accommodation over three floors, in the highly regarded village of Walgrave.

### Features

- Semi detached house
- Kitchen/dining room
- Sitting room
- Utility & cloakroom
- Five double bedrooms
- En-suite to master
- Substantially extended
- Double garage
- 2088 sq ft



## Location

The thriving village of Walgrave is located approximately 8 miles in a north easterly direction from Northampton. In the village there is a highly regarded primary school with secondary education available at Moulton and Bishop Stopford in Kettering. There is the Royal Oak Public House, Skittles Community Shop, pocket park, St Peter's church and Baptist chapel. Village hall, playing fields, Acorn Centre riding school and stables and Manvell Farm tea rooms on the outskirts. Pitsford Water is close-by with its fishing, water sports, cycling and walks.

The location is also well placed for communication links with access to the A14 (A1/M1/M6 link road) within a short distance and the pretty town of Market Harborough being a twenty minute drive. There is a train service into London Euston and St Pancras from either Northampton, Kettering or Wellingborough.



## Ground Floor

The ground floor is entered through a uPVC door into the hall where the stairs rise to the first floor accommodation, access into the sitting room and understairs storage cupboards. An impressive kitchen/dining room offers a wonderful area to cook, dine and entertain from with a range of modern high gloss cabinets, working surfaces incorporating a sink unit, double oven, hob and extractor hood, space for dishwasher and fridge/freezer and uPVC French doors to the rear garden. The utility room has matching units, space for washing machine and access to the garage and cloakroom.

## First Floor

The first floor offers a family bathroom, three double bedrooms with the master bedroom enjoying a walk in wardrobe and en-suite shower room. The remaining bedrooms both come with built in wardrobes.

## Second Floor

The second floor offers two double and versatile rooms, further bedrooms or a cinema room.

## Outside

The front is retained by a boundary wall, lawned gardens with ample off road parking driveway giving access to the garage which has an electrically operated roller door and door to the rear garden.

The rear garden has a paved patio leading to a lawned garden and 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

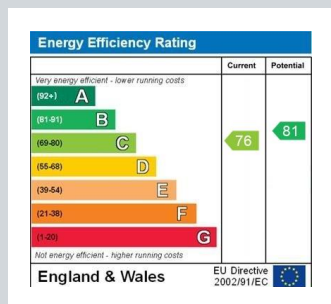
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Daventry Area

Tel:0300-1267000

Council Tax Band- E



## Howkins & Harrison

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