



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



2 The Lane, Denton, Northampton, NN7 1DF

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A substantial individual detached house constructed by Denton Green Developments to a high insulation specification offering five bedrooled accommodation with two suites, family bathroom, two reception rooms and superb 26 ft long open plan kitchen/breakfast room. The property stands in an elevated position in landscaped gardens with attached double garage and ample additional private off road parking space.

Price £870,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

The pitched roof porch is constructed over and English Oak framed portal and there is a composite front door leading to:-

RECEPTION HALL

24'11 x 6'6

With LVT oak style flooring beneath ceiling mounted LED downlighters, the hall contains the stairs rising to the first floor with glazed balustrade and natural oak handrail. There are glazed doors to the two reception rooms and kitchen and an oak panelled door leading to:-

CLOAKROOM

6'6 x 3'1

With a white suite of vanity wash basin and WC. UPVC window to rear elevation.

LOUNGE

21'4 x 11'10

A light and spacious through room with three casement window to the front elevation and French doors opening to the rear terrace and south facing garden. A feature fireplace with oak mantle and chimney mounted TV point over, LED downlights and media point.

FAMILY/DINING ROOM

13'6 x 11'4

With a four casement window to the front elevation and LED downlights.



KITCHEN/BREAKFAST ROOM

26'10 x 13'6

A superb open plan space, the kitchen area fitted with high gloss floor and wall cabinets with concealed worktop lighting and polished Quartz work surfaces incorporating and underslung sink unit with instant hot water mixer tap and filter. The appliances include an eye level double oven and combination microwave with warming drawer, integrated fridge and freezer and integrated automatic dishwasher. There is a large central island unit with polished Quartz work surface incorporating the induction hob with integrated underfloor extractor. The spacious breakfast area has LVT flooring and double bi-folding doors opening to the rear terrace and garden. A door leads to:-



UTILITY ROOM

10' x 5'9

With further floor mounted cabinets including composite sink with mixer tap over, integrated washing machine and tumble dryer, door to side pedestrian access and door to:-



PLANT ROOM

5'9 x 3'0

Housing the Ecodan renewable heat control system, mains pressure unvented hot water cylinder and under floor heating valves, pump and Heatmiser learning system.

FIRST FLOOR

LANDING

16'0 x 6'6

The spacious central landing has a window to the rear elevation and oak doors lead through to:-

MASTER BEDROOM SUITE

BEDROOM ONE

21'3 x 13'3 max

A superb space with vaulted ceiling and half glazed gable to the far end as well as a four casement window overlooking the rear garden. There is a wall mounted TV point and doors lead to:-



DRESSING ROOM/EN-SUITE

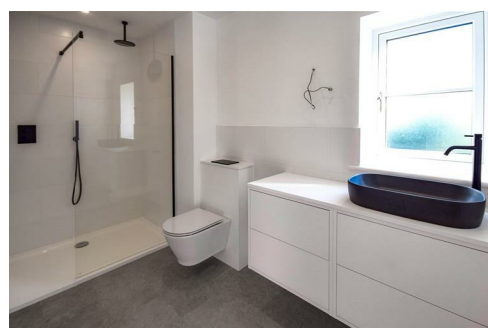
7'6 x 5'6

Providing useful storage space with LED downlights and power point.

EN-SUITE SHOWER ROOM

12'5 x 5'7

With white suite comprising luxury rain shower with glazed screen and hand held shower, IMEX WC with concealed cistern, vanity wash basin with drawers under, ceramic tiled splash areas and window to side elevation.



BEDROOM TWO

15'0 x 12'3

With a wardrobe recess, LVT flooring and three casement window to the front elevation with village views. Wall mounted TV point.

BEDROOM THREE

12'1 x 12'0

Also with window to front elevation and wall mounted TV point.

FAMILY BATHROOM

11'0 x 7'6

Comprising white suite with twin ended bath with side wall mounted mixer tap, ceramic tiled splash areas, glazed shower suite with rain shower and hand held shower, IMEX WC with concealed cistern, vanity wash basin with oak top and underslung drawer and designer vertical heated towel rail.



BEDROOM FOUR

11'11 x 8'11

With three casement window to the rear elevation, there is a roof void access hatch and this bedroom connects via a door to:-

GUEST SUITE

BEDROOM FIVE

12'10 x 12'7

With vaulted ceiling with twin Velux roof lights, wall mounted TV point and a door leading to:-

SHOWER ROOM EN-SUITE

12'10 x 6'0

With a white suite of luxury shower suite with rain shower and hand held shower, vanity wash basin with drawer under, WC with concealed cistern, alcove recess points and twin Velux roof lights to the vaulted ceiling.

OUTSIDE

The house is approached by a private block paved drive set within a mixed hedge boundary, the driveway providing ample off road parking and turning space for multiple vehicles in front of the attached double garage and to the side. There is a lawned area within a sleeper border and this gives access to the rear garden.

DOUBLE GARAGE

18'6 x 18'1

Approached through twin electrically operated roller doors, with light and power connections and a personal door to the rear garden. The garage houses the solar panel power monitoring system.

REAR GARDEN

Approached by a paved terrace, the rear garden is largely laid to lawn and faces in a southerly direction, bounded by close boarded fencing and with external water and lighting points.

SERVICES

Main drainage, water and electricity are connected. Heating is through an underfloor system to the ground floor via a Mitsubishi Ecodan R32 air source heat pump and the upper floors are heated by a mechanical ventilated heat recovery system. The property has solar panels adding to the reduction of the carbon footprint of the home as well as a 7.5 kilowatt Ion electric vehicle charger. The construction is of insulated concrete form with internal blockwork and part external stone cladding.

LOCAL AMENITIES

Denton is a popular village on the Castle Ashby Estate about six miles to the south of Northampton and about 16 miles to the north west of Bedford. The village has a primary school, the Church of St Margaret's, doctors surgery and a public house. Denton is well placed for access to Northampton, Wellingborough, Bedford and Milton Keynes

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Not to scale. For illustrative purposes only