



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



15 Lumley Drive, Harlestone Heath, Northampton, NN5 6UH

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This beautifully presented family home was constructed by Messrs David Wilson Homes in 2020 and offers generous accommodation approaching 2,600 square feet arranged over three floors. This property has been tastefully decorated by the current owners and boasts a contemporary living feel throughout. The accommodation briefly comprises; Entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room and utility room. To the first floor you will find the main bedroom with dressing room off and an en-suite bathroom. There are also two further double bedrooms with fitted wardrobes. To the second floor are two further, spacious double bedrooms and a Jack & Jill bathroom. Outside the property is situated on a private driveway and offers a driveway for four cars leading to a detached double garage with a refitted single electric door and to the rear is a generous lawned garden enclosed by timber fencing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via double glazed composite door with stairs rising to first floor, doors to:-

CLOAKROOM

5'06 x 3'03

Fitted with wc, hand wash basin and tiled splash backs.

STUDY

11'09 x 8'02

Space for office furniture and two double glazed windows to front elevation.

LOUNGE

16'07 x 14'00

Offering space for living furniture and two double glazed windows to the front elevation, double doors leading to:-

DINING ROOM

11'06 x 9'09

Space for dining suite, double glazed patio doors to rear garden and door leading to:-



KITCHEN/BREAKFAST ROOM

23'03 x 12'04

Fitted with a range of base and wall mounted units with work surfaces over, integrated appliances to include double oven, range hob with extractor hood over, fridge/freezer and dishwasher. There is also space for breakfast table, two double glazed windows to the rear elevation and double glazed patio doors leading to the rear garden.



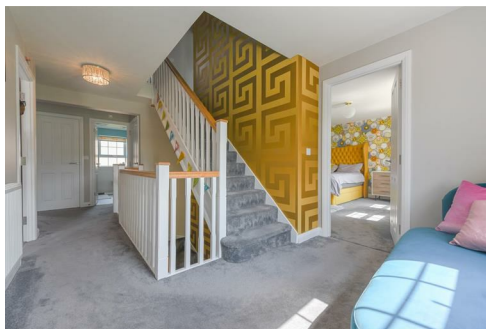
UTILITY ROOM

8'02 x 5'06

Offering space for white goods and double glazed door to side elevation.

FIRST FLOOR LANDING

Spacious landing with double glazed window to front elevation, stairs rising to the second floor, airing cupboard, storage cupboard, doors to:-



BEDROOM THREE

12'03 x 11'06

Space for double bed, fitted wardrobes and two double glazed windows to the rear elevation.

Offers In The Region Of £750,000 Freehold



BEDROOM ONE

16'07 x 14'00 max

Offering ample space for bedroom furniture, two double glazed windows to the front elevation.



DRESSING AREA

With fitted wardrobes and double glazed window to the rear elevation.

ENSUITE

9'07 x 8'01

Comprising four piece suite of panelled bath, shower enclosure, wc, hand wash basin, tiled splash backs and double glazed window to the rear elevation.



BEDROOM TWO

12'07 x 12'00

Space for double bed, fitted wardrobes and two double glazed windows to front elevation.



BEDROOM THREE

12'03 x 11'06

Space for double bed, fitted wardrobes and two double glazed windows to the rear elevation.

FAMILY BATHROOM

10'01 x 8'08

Four piece suite of panelled bath, walk in shower enclosure, wc and hand wash basin, tiled splash backs and double glazed window to the rear elevation.



SECOND FLOOR LANDING

Doors to:-

BEDROOM FOUR

17'08 x 11'04

Offering ample space for a double bed, fitted wardrobes, double glazed window to the front elevation, two Velux windows to the rear elevation.



BEDROOM FIVE

17'08 x 11'02 minimum

Space for double bed and furniture, double glazed window to the front elevation, two Velux windows to the rear elevation.



JACK AND JILL BATHROOM

12'02 x 6'05

Accessed from the landing and bedrooms four. Comprises four piece suite of panelled bath, walk in shower enclosure, wc, wash hand basin, tiled splash backs and Velux window to the rear elevation.

OUTSIDE

The property sits on a private driveway and has lawned areas to the front of the property with a pathway to the house and a double width driveway for four cars leading to:-

DETACHED DOUBLE GARAGE

Replacement single electric door, power and lighting connected, courtesy door to the side elevation.

REAR GARDEN

Generous lawned garden with paved patio area, timber fencing to enclose and gated side access.



SERVICES

Main drainage, gas, water and electric are connected.

COUNCIL TAX

Daventry Council - Band G

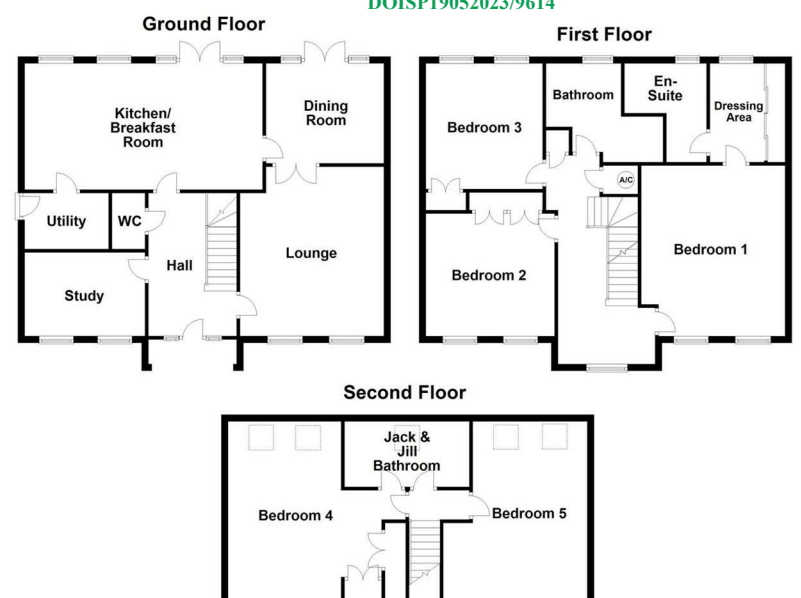
LOCAL AMENITIES

Within a short drive is the newly refurbished Fox & Hounds Public House, the Harlestone Primary School and the Northampton Golf Club. These are a number of good Preparatory and Public schools within easy reach. M1 access is to Junction 16 north bound and to Junction 15a south bound. A number of local village shops within a mile radius.

HOW TO GET THERE

From Northampton Town Centre, proceed along the A428 Harlestone Road. Upon passing the Lodge farm industrial estate proceed out of Duston towards Harlestone Firs. Just before the roundabout take a left turn into Whites Lane and then first left into Lumley Drive, follow the road to the end and the property is located on a private driveway on the left hand side.

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Not to scale. For illustrative purposes only