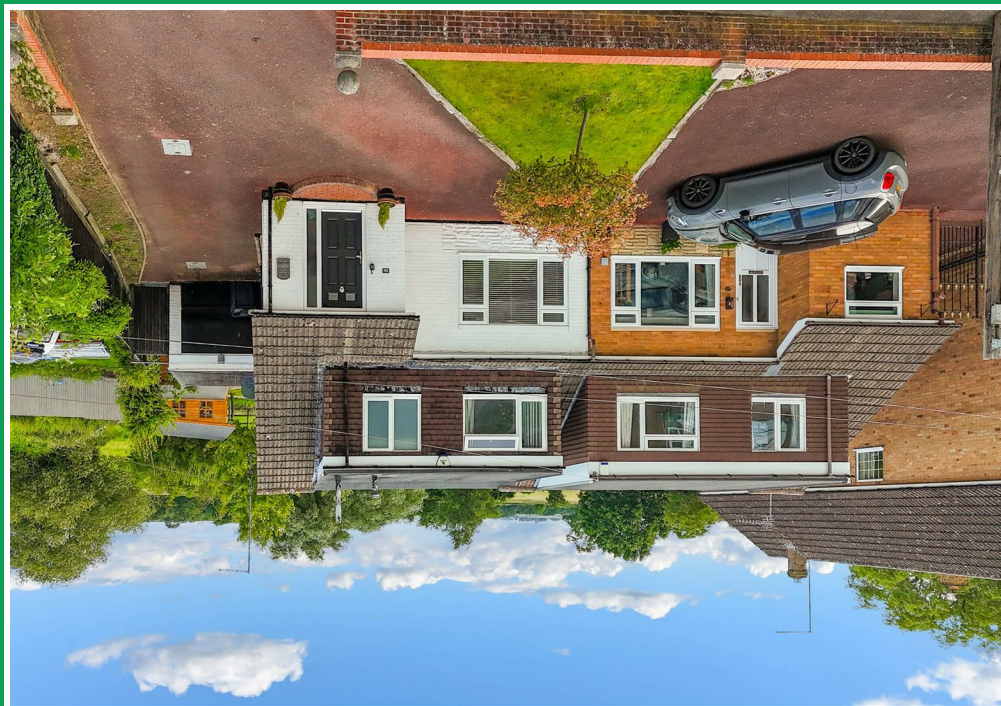


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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26 North Street, Rothersthorpe, Northampton, Northamptonshire, NN7 3JB

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A fantastic three/four bedroom semi-detached dormer bungalow with the most wonderful views over open fields situated in the heart of Rothersthorpe Village. The property has been attractively refurbished to create a fabulous open-plan living space on the ground floor. The accommodation comprises an entrance hall, lounge, kitchen/diner, utility and shower room, there is a downstairs bedroom four that can also be used as a home office. To the first floor, there are three good-sized bedrooms and a family bathroom. Outside there is off-road parking for multiple vehicles to the front and access to an attractive rear garden which backs onto open fields. The current owner has constructed a timber garden studio which has French doors that open onto a terrace, this room can be used as a yoga studio, home cinema or home office. Offered with NO UPPER CHAIN.

Price £399,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'11 x 7'03

Entered via a part glazed Upvc front door, there are stairs rising to the first floor, a space for cloaks and a door to:-

LOUNGE

15'02 x 13'07

An open-plan area that benefits from a two-casement window to the front elevation, this area is multi-purpose.



KITCHEN/DINER

KITCHEN AREA

13'11 x 8'07

Fitted with a range of floor and wall-mounted cabinets with black granite worktops and tiled splashbacks. There is an integrated electric induction hob with an extractor above and oven below, a microwave, dishwasher and a fridge freezer. The stainless steel sink is mounted under counter and benefits from views over the rear garden with a window and door to the rear elevation.



DINING AREA

12'05 x 10'04

This space can be used as a dining area or snug space with tv points connected. The wood effect floor continues from the kitchen area and there are double patio doors leading to the rear garden.



UTILITY ROOM

6'11 x 5'01

Approached from the kitchen area there is space for storage and door to:-

SHOWER ROOM

6'05 x 5'04

A refitted suite comprising double shower cubicle, WC and wash hand basin, the room is fully tiled and there is a window to the side elevation.



BEDROOM FOUR/STUDY

7'08 x 7'03

Currently used as a spare bedroom, there is space for a single bed and a window to the side elevation.

FIRST FLOOR

LANDING

14'01 x 3'02

Access to a large storage cupboard, there are doors to:-

BEDROOM ONE

11'08 x 11'01

A dormer window overlooks the rear garden and presents fabulous views, there is space for a double bed, fitted wardrobes and carpet.



BEDROOM TWO

11'07 x 9'07

A window to the rear elevation there is space for a double and carpet fitted.



BEDROOM THREE

10'04 x 7'03

A dormer window to the front with space for a single bed.



FRONT DRIVE

Off-road parking for multiple vehicles and a small garden area, there is access to:-

SINGLE GARAGE

Currently used for storage with an up-and-over door to the front elevation, there is electricity connected.

SERVICES

Mains water, drainage and electricity are connected. None of the services have been tested.

LOCAL AMENITIES

Within the village, there is the Parish Church of St. Peter and St. Paul. There is a Village Hall, a WI and a short mat Bowls Club. There is a Day Nursery and Primary education at the Rothersthorpe C.E. Primary School with Secondary education at Bugbrooke Campion School.

HOW TO GET THERE

From Northampton town centre proceed in a southwesterly direction along Towcester Road to the roundabout junction with the A45. Take the fourth exit onto the dual carriageway signposted towards Daventry and M1 junction 15a. At the next roundabout continue straight on at the large roundabout with traffic lights signposted towards Swan Valley. At the next traffic light, turn left signposted towards Rothersthorpe and proceed out of the town and over the Grand Union Canal. On entering the village turn left onto North Street where the property can be found 100 yards on the left hand side.

BATHROOM

6'05 x 9'09

Suite comprising bath with shower over, WC and wash hand basin with a window to the front elevation. There are half-tiled walls and built-in vanity units and storage.



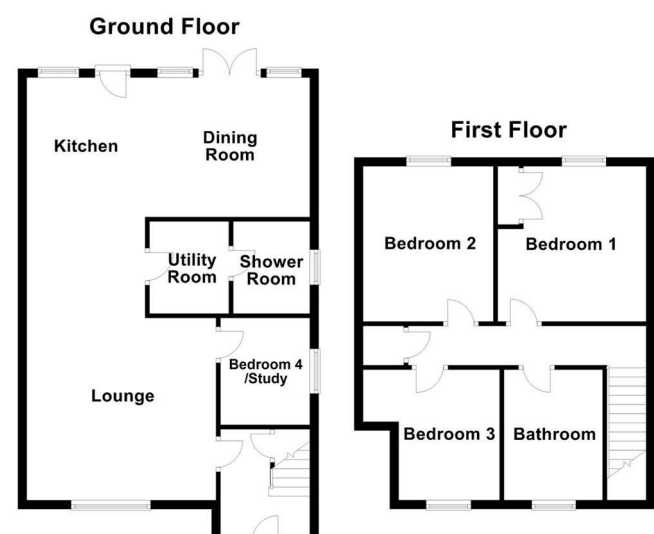
OUTSIDE

REAR GARDEN

Mainly laid to lawn with space for a sunken trampoline. The garden has a paved patio with access to the side, there is a door to the rear of the garage. There is a wonderful view over open fields which can be seen from the outbuilding.

GARDEN STUDIO

A timber construction with raised deck, there is lighting and power connected which makes this space suitable for a home office. The double door to the side and rear open creating a tranquil area. There is also an attached shed for storage.



For illustration purposes only - not to scale