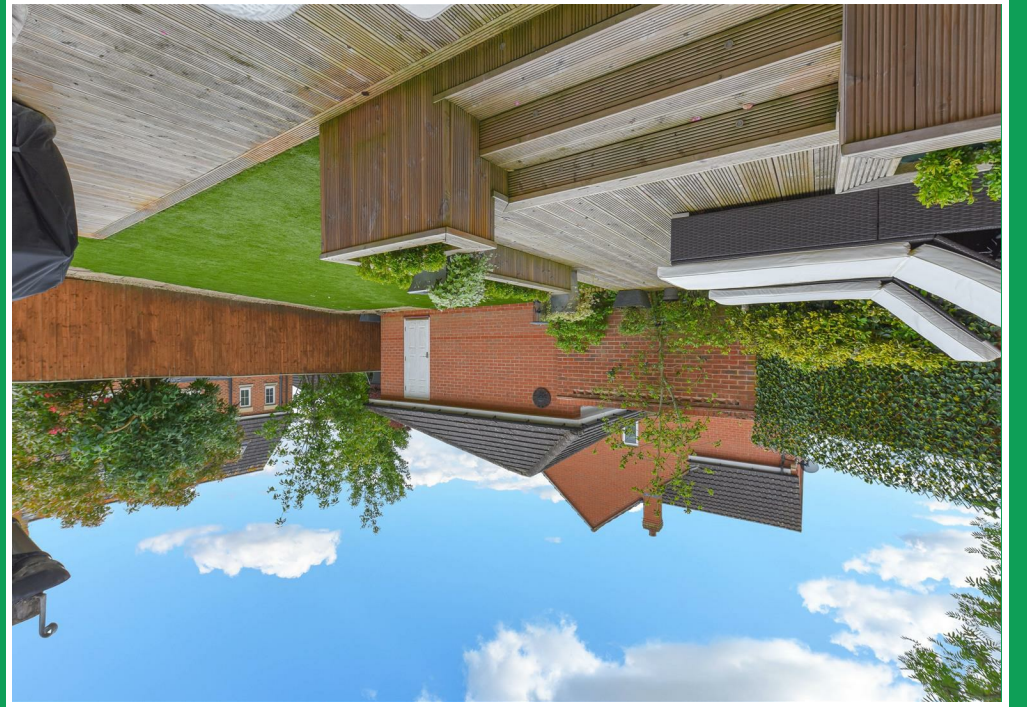


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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58 The Ridings, Grange Park, Northampton, NN4 5BN

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An exceptional six-bedroom executive family home located in the desirable Grange Park area on the outskirts of Northampton. This modern residence offers over 2000 square feet of living space, featuring well-proportioned rooms and versatile reception areas suitable for various uses. Meticulously maintained both internally and externally, the property is in excellent condition. The ground floor comprises an entrance hall, lounge, kitchen/breakfast/snug area, dining room, utility room, WC, and study. On the first floor, there are four bedrooms, including two with en-suite bathrooms, a master bedroom with a dressing room, and a family bathroom. The second floor houses two additional double bedrooms and another family bathroom. The current owners have beautifully re-landscaped the rear garden, incorporating artificial grass and a new sun terrace. Additionally, the property features a double garage and off-road parking for multiple vehicles.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'10 x 9'01

Approached via a part-glazed front door there is an inviting entrance hall with stairs rising to the floor and doors leading to:-

LOUNGE

17'00 x 11'07

Benefiting from floor-to-ceiling doors and windows to the rear garden there is plenty of light for this wonderful family area. The engineered oak floorboards add colour to the room with TV and telephone points connected. There is a feature gas fire with quartz surround.



KITCHEN/BREAKFAST/SNUG

21'09 x 9'02

An open-plan family room, the kitchen has a range of floor and wall-mounted cabinets with oak worktops and tiled splashback, there are windows overlooking the rear garden and space for an American-style fridge/freezer and range cooker. There is an integrated dishwasher and extractor hood with a double Belfast ceramic sink with a mixer tap over. There is space for a wine cooler and plenty of room for a breakfast table and chairs. This room opens to:-



SNUG AREA

8'10 x 7'10

A seating area with doors to the side and windows to the rear and side elevation, there are TV points connected and the tiled floor continues.



UTILITY

7'06 x 5'00

Low-level and eye-level cabinets with plumbing for a washing machine and tumble dryer, there is a door to the side elevation.

DINING ROOM

13'07 x 9'00

Currently used as a home office but designed as a dining room there is carpet fitted and windows to the front elevation.



Price **£599,950 Freehold**



STUDY

7'06 x 3'11

A three-casement window to the front elevation and continued wood flooring, there is space for a desk and telephone points and sockets connected.



WC

5'01 x 3'01

Suite comprising WC and hand wash basin.

FIRST FLOOR

LANDING

13'11 x 6'06

Stairs rising to the second floor, carpet fitted and access to the an airing cupboard, there are further doors to:-

BEDROOM ONE

13'08 x 11'10

Space for a super king-sized bed, there are windows to the front elevation and carpet fitted with access to:-



DRESSING AREA

10'05 x 7'04

Providing built-in storage and space for a dressing table, there is a window to the rear elevation and door to:-

ENSUITE

5'07 x 7'01

Suite comprises shower cubicle with tiled walls, WC and hand wash basin with tiled splashback, there is a window to the rear elevation.

BEDROOM TWO

12'05 x 10'02

Space for a king-sized bed there is carpet fitted and a two casement window to the rear elevation.



ENSUITE

7'06 x 3'11

Suite comprising shower cubicle, WC and hand wash basin with a window to the side elevation.

BEDROOM THREE

11'09 x 9'09

A three-casement window to the front elevation and space for a double bed, there is an integrated wardrobe.

BEDROOM FOUR

9'09 x 9'08

A window to the front elevation and carpet fitted.

BATHROOM

8'00 x 7'02

Suite comprising shower cubicle and separate bath, there is a WC and hand wash basin with half-tiled walls and a two casement window to the rear elevation.



SECOND FLOOR

LANDING

Doors to:-



GROUND FLOOR



FIRST FLOOR

BEDROOM FIVE

14'08 x 11'11

Velux windows to the front and rear elevations, there is space for a double bed with carpet fitted.



BEDROOM SIX

14'11 x 11'05

Velux windows to the front and rear elevations, there is carpet fitted and space for a double bed with TV point connected.



BATHROOM

9'07 x 5'11

Suite comprising bath, WC and hand wash basin with a Velux window to the rear elevation.

OUTSIDE

Off-road parking for two vehicles to the front and access to:-

REAR GARDEN

Re-landscaped to offer a practical outdoor area with artificial grass and a raised sun deck. There is a paved patio area and a walled boundary with a pedestrian door to:-



DOUBLE GARAGE

Twin up and over doors to the front elevation, there is eaves storage and parking in front for two vehicles.

SERVICES

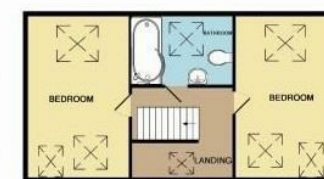
Mains Gas, water, and electricity are connected.

HOW TO GET THERE

From Northampton town centre take the London Road to the Queen Eleanor roundabout and join the A45 signposted to junction 15 of the M1. Just before the entrance to junction 15 turn left signposted to Grange Park into Saxon Avenue. Proceed across the first roundabout and at the second roundabout turn right into Wake Way. Proceed along this road for approximately half a mile and take the third turning right into The Ridings, continue following the road around the corner where the property can be found on the right-hand side before The Glades.

LOCAL AMENITIES

Within Grange Park is a bustling Community Centre with a bar and cafeteria, Woodland View Primary School and a Co-Op Supermarket. Secondary schooling is available at Caroline Chisholm School, Elizabeth Woodville School and Quinton House. The area is convenient for access to the M1 at junction 15, approximately one mile distant



2ND FLOOR