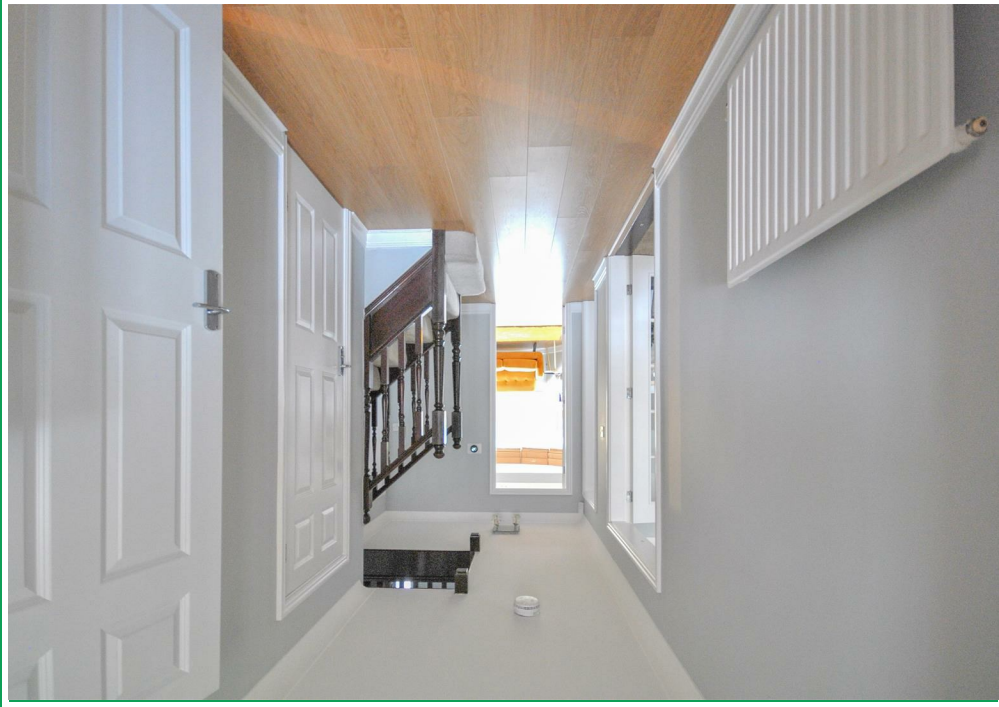


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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26 Middle Greeve, Wootton, NN4 6BB

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A very well presented four bedroom detached family home in the top of a cul-de-sac location within the Wootton area of Northampton. property has been updated by the current owner to include an update kitchen, en-suite and bathroom. One of the garages has been converted to give a fourth reception room. The accommodation comprises; entrance hall, cloakroom, sitting room with feature fireplace, dining room, snug, study, kitchen and utility room on the ground floor. On the first floor is bedroom one with en-suite, three further double bedrooms and a family bathroom. Outside is an enclosed rear garden and to the front is a driveway with parking for three cars leading to a single garage.

Price £585,000 Freehold

ACCOMMODATION

ENTRANCE HALL

21'0 x 5'5

Enter via double glazed front door with double glazed side panel to entrance hall. Staircase ascending to first floor. Radiator. Doors to:-

CLOAKROOM

Two piece white suite comprising low flush wc and wash hand basin set in vanity unit. Tiled splash back areas to dado height.

SITTING ROOM

18'6 x 11'9

Walk-in double glazed bay window to front aspect with radiator. Feature lime stone fireplace with fitted coal effect gas fire on raised hearth. Ceiling cornices. Second radiator. Glazed double doors to dining room.

DINING ROOM

10'8 x 10'2

Double glazed French doors to rear garden with double glazed side panels. Ceiling cornices and dado rail. Radiator.



SNUG

10'2 x 7'8

Band stand double glazed window to rear aspect. Radiator.



STUDY

13'8 x 6'4

Double glazed window to front aspect with radiator under.

KITCHEN

13'8 x 10'7

A re-fitted kitchen with a range of base and eye level units comprising; stainless steel bow sink unit with mixer tap and cupboard under with waste disposal unit. Built-in five ring gas hob with glass canopy extractor fan over, electric oven and microwave. Granite work surfaces and matching splash back areas. Plumbing for dishwasher. Ceramic tiled floor. Double glazed window to rear aspect. Door to utility room.



UTILITY ROOM

9'0 x 5'4

Space for American style fridge freezer. Wall mounted gas boiler. Plumbing for washing machine. Door to under stairs cupboard. Ceramic tiled floor. Double glazed door to side and door to garage.

BEDROOM TWO

12'3 x 9'4

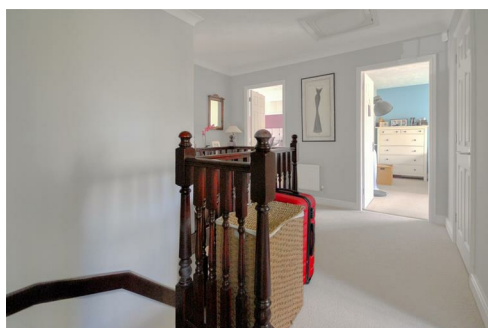
Double glazed window to rear aspect with radiator under. Built-in twin double wardrobes.



LANDING

11'7 x 10'8

Access to loft space. Radiator. Door to airing cupboard. Doors to:-



BEDROOM ONE

15'3 x 11'9

Double glazed window to front aspect with radiator under. A range of fitted wardrobes along one wall. Picture rail. Door to en-suite.



EN-SUITE

Re-fitted three piece white suite comprising; double width shower cubicle, wash hand basin set in vanity unit and low flush wc. Tiled walls and tiled floor. Frosted double glazed window to front aspect.



BEDROOM THREE

15'0 x 14'3

Double glazed window to front aspect with radiator under. Built-in twin double wardrobes.



BEDROOM FOUR

11'10 x 10'2

Double glazed window to rear aspect with radiator under. Built-in double wardrobes.



BATHROOM

Re-fitted four piece white suite comprising; panelled bath with mixer tap. Double width shower cubicle, wash hand basin and low flush wc. Tiled walls and tiled floor. Frosted double glazed window to rear aspect. Heated towel rail.



OUTSIDE

REAR GARDEN

Decked terrace and patio area leading to lawn with shrub tree borders. Enclosed by fencing with gated side access.

GARAGE

Integral single garage with up and over door. Power and light connected. Door to utility room. Off road parking on driveway for two cars.

SERVICES

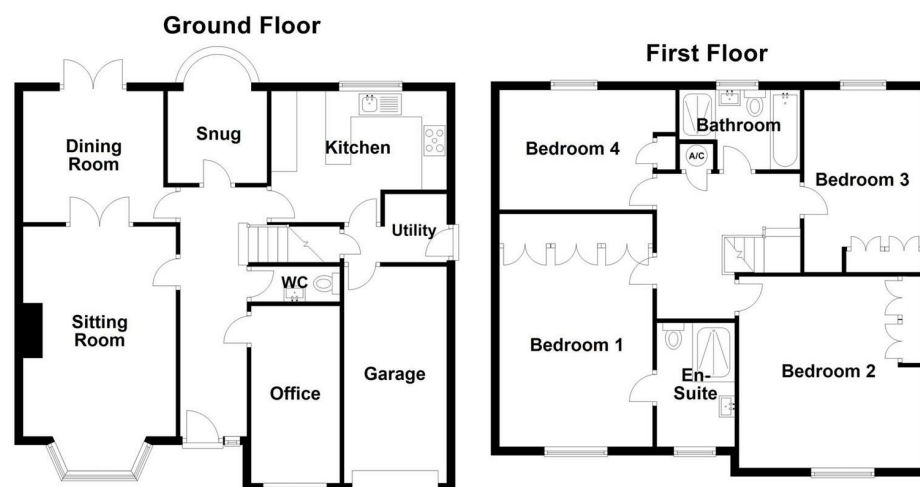
Mains gas, water, drainage and electricity, none of these have been tested.

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the London Road to the A45 Mereway roundabout. Take the third exit on the left onto the Newport Pagnell Road. Proceed over the next two roundabouts and take the last turning on the right before leaving the town into Wootton Fields. Turn first right again into Middle Greeve and the property can be found towards the top end of the cul-de-sac on the right hand side.

AMENITIES

Within the nearby village of Wootton there is the Church of England Church, The Yeoman of England Public House and Restaurant, a Post Office/General Stores, a Chemist, a Drop in Surgery, Florists, Working Mens Club and Hairdressers. Educational facilities include the Wootton Primary School with Secondary Schooling at The Caroline Chisholm School. The Northampton Independent High School for Girls also stands on the outskirts of the village and there is access to a Waitrose and Garden centre within walking distance. Motorway access to the M1 Junction 15 is approximately one mile distant.



Not to scale. For illustrative purposes only