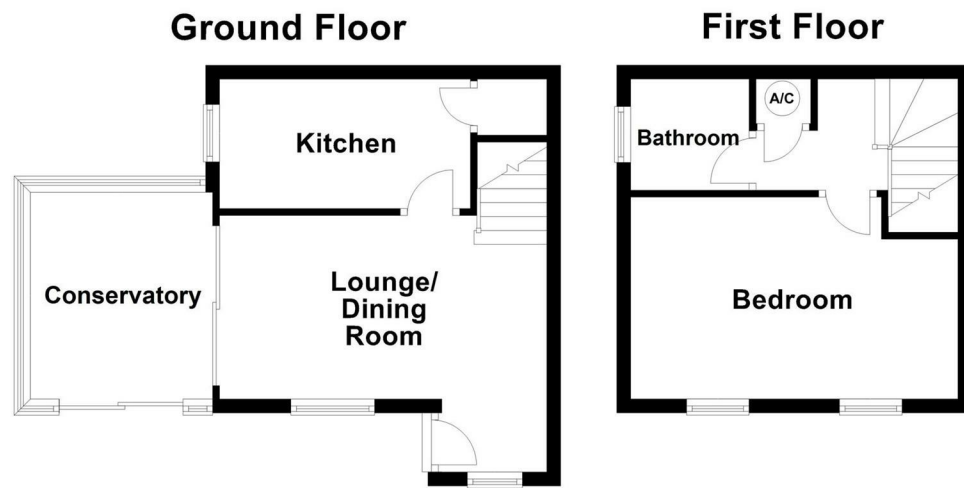


# 1 Northfield Green, East Haddon, Northampton, NN6 8BJ



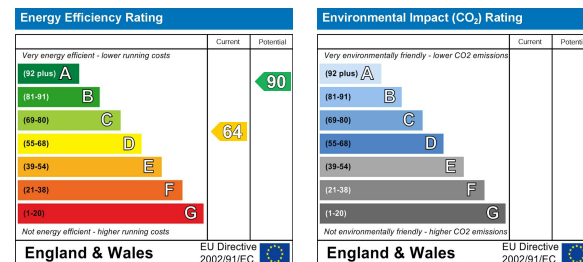
Not to scale. For illustrative purposes only



## Asking Price £199,950 Freehold

A rarely available modern one bed roomed property situated in a quiet cul de sac in the popular Northants village of East Haddon. The accommodation comprises entrance hall, lounge, conservatory, kitchen and to the first floor there is a double bedroom and bathroom. Outside there is a front garden and 41'0 x 36'0 south west facing walled garden which in turn leads onto the two parking spaces. The property is currently let on an Assured Shorthold Tenancy of £850 per calendar month making the property an ideal rental investment or first time purchase.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Storm porch, enter via a hardwood front door, UPVC double glazed window to the front, double radiator, laminate flooring, coving to ceiling and an opening onto the:-

#### LOUNGE/DINER

15'3 x 8'7

Gas wall mounted fire, laminate flooring, UPVC double glazed window to the front, stairs rising to the first floor and UPVC double glazed patio doors to:-



#### CONSERVATORY

10'10 x 9'8

A brick based UPVC double glazed conservatory with fan and light and french doors lead to the rear garden.



#### KITCHEN

11'8 x 6'1

Fitted with a range of base and eye level units, roll top work surfaces, stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, built in oven, hob and extractor, space for fridge/freezer, plumbing for washing machine, UPVC double glazed window to the rear and under stairs storage cupboard.



### FIRST FLOOR

#### LANDING

Loft access, airing cupboard housing the hot water tank and doors leading to:-

#### BEDROOM ONE

15'3 x 9'4

Two UPVC double glazed windows to the front and double radiator.



#### BATHROOM

6'2 x 5'6

Suite comprising WC, wash hand basin, panelled bath with trident shower and glass screen and chrome towel wall mounted radiator. The bathroom is fully tiled and has a UPVC double glazed window with obscure glass to the rear.

### OUTSIDE

#### FRONT GARDEN

Enclosed by brick wall and wood panel fencing. The front garden is mainly laid to lawn with gravelled bed, mature bushes and is entered via a wrought iron gate with secure gated access from front to rear.

#### REAR GARDEN

The lovely good sized rear garden is mainly laid to lawn and has a stone patio, mature bushes and trees and is enclosed by brick and stone walling. The lovely rear garden also has a gated path leading directly to the two parking spaces and enjoys a sunny aspect and privacy.



#### AGENTS NOTE

The vendors have plans for a single storey extension with lapsed planning permission. For more details please contact us.

#### SERVICES

Mains drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band B

#### LOCAL AMENITIES

Within the village of East Haddon there is a Village Hall

and the Red Lion Public House/Restaurant. Villagers have access to a range of sporting and recreational facilities through the Playing Field Association, the Village Hall and the East Haddon Players. There is the East Haddon CE Primary School situated in Church Lane and secondary education is at Guilsborough School approximately three miles distant. There are bus services to Northampton town centre. The village is well placed for access to Spratton Hall, Pitsford and Maidwell Hall Prep schools and public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

#### HOW TO GET THERE

From Northampton proceed along the A428 Harlestone Road passing the village of Lower Harlestone and continue along past Althorp Park and then under the railway bridge. Carry on along this road and take the right hand turning signposted to East Haddon. Proceed into the village along Church Lane and following left onto Main Street. Proceed around onto the Ravensthorpe Road and take the second left onto Northfield Green and follow the cul de sac as it goes around to the right and in front of the green the property can be found on the left hand side.

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For further information on viewing call 01604 230222