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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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51 Green Street, Milton Malsor, NN7 3AT

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A very well presented cottage extended by the current owners to a very high standard. The property is located in a cul-de-sac off of Green Street in the centre of the village. The extension provides a popular kitchen/dining/family room layout with a utility room off and additional bedrooms on the first floor. The accommodation is set over two floors and comprises; entrance, kitchen/dining/family room with integrated appliances, 25 ft sitting room with open fireplace and utility room on the ground floor. On the first floor are a 17 ft bedroom one with a newly designed en-suite, a re-fitted family bathroom, study area and two further double bedrooms which both have doors onto the roof terrace. Outside is a lovely cottage garden next to the block paved driveway that offers parking for two cars leading to the garage.

## Price £450,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE

Enter via a double glazed front door to the entrance hall, double glazed windows to either side, tiled floor, double glazed door to:-

##### KITCHEN/DINING/FAMILY ROOM

##### KITCHEN AREA

13'5 x 10'9

Fitted with a range of matching base and eye level units comprising single drainer sink unit with mixer tap and cupboard under, built in gas hob with canopy extractor fan above, electric double oven and dishwasher, quartz worktop and tiled splashback areas, tiled floor and tiled splashback areas, double glazed windows to front and side elevations, sunken spotlights and underfloor heating. A door to the utility room.

##### DINING AREA

13'5 x 8'3

Stairs rising to the first floor, window to front elevation with glazed double doors to the sitting room and door to utility room, radiator and sunken spotlights.



##### FAMILY AREA

12'10 x 11'8

##### UTILITY ROOM

9'6 x 5'7

Fitted with a range of base and eye level units comprising roll edge work surfaces with tiled splashback areas, inset stainless steel bowl sink unit, plumbing for washing machine and space for tumble dryer, tiled floor and a wall mounted gas boiler.

##### SITTING ROOM

25'3 x 15

Two double glazed windows to the front elevation and a double glazed window to the side elevation, two radiators, feature stone fireplace with raised hearth and wood burner, door to under stairs storage cupboard and a beamed ceiling.



#### FIRST FLOOR

##### LANDING

Access to loft space, double glazed skylight window, sunken spotlights and doors leading to:-



##### BEDROOM ONE

17'0 x 10'2

Double glazed windows to the front and side elevations, sunken spotlights and door to:-



##### ENSUITE

A three piece white suite comprising shower cubicle with rain water shower head, wash hand basin and low flush WC, tiled walls, heated towel rail and sunken spotlights.



##### BATHROOM

A refitted three piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit and low flush WC, tiled walls, heated towel rail and frosted double glazed window to the front elevation.

##### STUDY AREA

11'8 x 11'4

A double glazed window to the front elevation, radiator, sunken spotlights and door through to the second landing.

##### SECOND LANDING

A double glazed skylight window, radiator and doors to bedrooms two and three.

##### BEDROOM TWO

11'8 x 9'9

A double glazed skylight windows to either side and tilt and turn double glazed door to sun terrace and a radiator.



##### BEDROOM THREE

13'4 x 8'6

A double glazed window to the front elevation, tilt and turn door to the sun terrace and radiator.



#### OUTSIDE

##### ROOF TERRACE

A wrought iron balustrade the sun terrace overlooks the front.

##### FRONT GARDEN

The cottage style front garden has well stocked flower and shrub tree borders and leads onto parking.

##### PARKING

A block paved driveway providing off road parking for two cars and leading to the integral garage.

##### GARAGE

12'9 x 9'8

Up and over door with power and lighting connected.

##### SERVICES

Main drainage, gas, water and electricity are connected.

##### COUNCIL TAX

West Northants Council - Band D

##### LOCAL AMENITIES

There is a primary school in Milton Malsor and also in Collingtree and East Hunsbury within 2 miles. For secondary schooling, the property is in the catchment for Caroline Chisholm School which is within 3 miles. Stowe School is approximately 22 miles from the property and Wellingborough School is a 20 minute drive away. Other private schooling is available at Quinton House, Pitsford, Spratton, Maidwell, Kimbolton, Rugby and Northampton school for girls at Hardingstone. The property is approximately 4 miles from Northampton train station which has a main line link to Euston.

##### HOW TO GET THERE

From Northampton town centre proceed in a south westerly direction along the A5123 Towcester Road and at the roundabout junction with Mereway and Danes Camp Way take the third exit onto the Old Towcester Road and proceed out of the town over the M1 and into open countryside. On approaching Milton Malsor take the first turning left into Lower Road and follow the road as it bears into the High Street. Turn left into Green Street and follow the road and at the cross roads with Collingtree Road the cul de sac is directly opposite.

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