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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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10 Lumley Drive, Lower Harlestone, Northampton, NN5 6UH

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This spacious modern four/five bed roomed detached family house and has been well maintained by the present owner providing accommodation of approximately 1,700 square feet including a 21 foot kitchen/breakfast room opening to the rear garden. The property is available for immediate occupation with NO UPWARD CHAIN. There are three reception rooms, master and guest bedroom suites, a family bathroom and the west facing garden backs directly onto the south side of Harlestone Firs. In addition there is a detached double garage with off road parking for a further four vehicles.

Price £610,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'4 x 9'3

Approached through the porch via a composite front door the reception hall is laid to luxury vinyl flooring in oak and contains the stairs rising to the first floor with understairs storage cupboard. Doors lead to:-



CLOAKROOM

With a white suite of pedestal wash basin and WC together with ceramic tiled dado and window to front elevation.

LOUNGE

17'0 x 12'0

A well proportioned room with a picture window and french doors opening to the rear terrace and garden beyond.



FAMILY ROOM

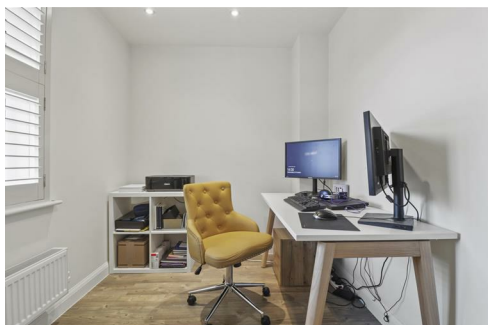
11'8 x 8'3

With a two casement shuttered window to the front elevation this room is currently used as a fifth bedroom. There is a door leading to the kitchen.

STUDY

9'2 x 7'2

With two casement shuttered window to the front elevation.



KITCHEN/BREAKFAST ROOM

21'4 x 14'5 maximum

This superb open plan space has a kitchen area fitted with floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl stainless steel sink unit, AEG eye level oven and microwave together with a six place gas hob beneath a cooker hood. There is a built in fridge and freezer, automatic dishwasher and the breakfast area has a glazed bay with french doors opening to the rear garden.



UTILITY ROOM

7'6 x 5'3

Also with floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit and a cupboard housing the Ideal Logic gas fired boiler. There is plumbing for an automatic washing machine and space for a tumble dryer. A door leads to the driveway at the side of the property.

FIRST FLOOR

LANDING

9'10 x 9'5

The spacious art galleried landing houses the airing cupboard with mains pressure unvented hot water cylinder and there is a roof void access hatch. Doors lead to:-

MASTER BEDROOM SUITE



BEDROOM ONE

13'9 x 12'0

With twin shuttered windows to the front elevation and an archway leading to:-



BEDROOM TWO

12'3 x 10'6

Another double room with shuttered windows to the rear elevation and a door leads to:-



DRESSING ROOM ENSUITE

10'7 x 7'6 overall

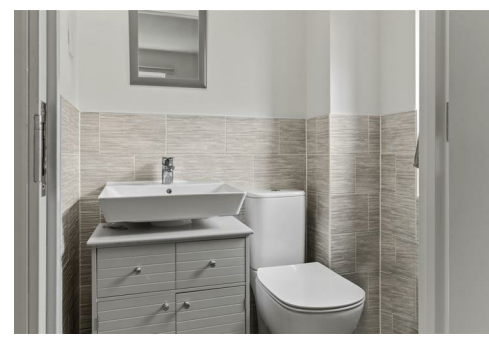
With a range of fitted wardrobes to either side incorporating internal shelving and hanging space there is a window to the rear elevation and a door leading to:-



SHOWER ROOM ENSUITE

8'11 x 3'10 maximum

With a white suite of ceramic tiled shower, WC, wash hand basin with cupboards under, shaver socket and vertical heated towel rail.



BATHROOM ENSUITE

8'6 x 7'2

With a white suite of twin ended bath with wall mounted mixer tap, ceramic tiled shower, vanity wash basin with cupboards under, Sottini WC, shaver socket, vertical heated towel rail and window to rear elevation.



BEDROOM THREE

11'10 x 10'9

A double room with two casement shuttered windows to the front elevation.



BEDROOM FOUR

11'0 x 9'7

Also with shuttered windows to the front elevation.

FAMILY BATHROOM

7'2 x 6'9

A white suite of twin ended bath with side mixer tap, ceramic tiled shower, WC, vanity wash basin with cupboards under, shaver socket and vertical heated towel rail.



OUTSIDE

The house stands back from Lumley Drive with rendered elevations beneath a tiled roof and the spacious four car parking drive stands to the side laid to tarmac giving access to the detached double garage block and also to the side pedestrian gate to the garden.



DOUBLE GARAGE

21'0 x 20'5

Constructed of brick with a tiled roof there are twin up and over doors and light and power connections.

REAR GARDEN

Approached by a paved terrace the rear garden is laid to lawn and has an external water tap and is bounded by close boarded fencing and faces in a westerly direction backing onto Harlestone Firs.

WARRANTY

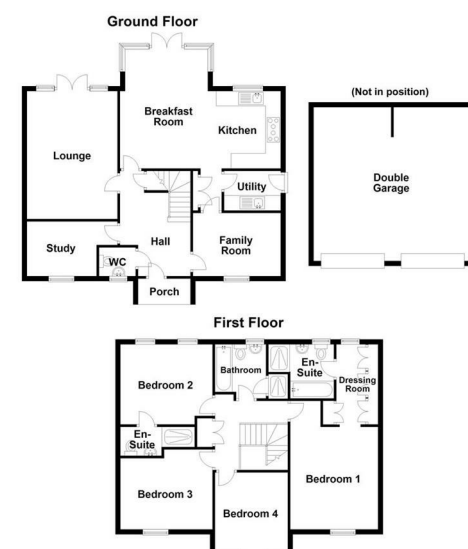
The property was constructed by David Wilson Homes to their popular Winstone design and is still covered by the builders NHBC ten year warranty.

SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing hot water through a mains pressure unvented cylinder.

COUNCIL TAX

West Northamptonshire Council - Band F



Not to scale. For illustrative purposes only