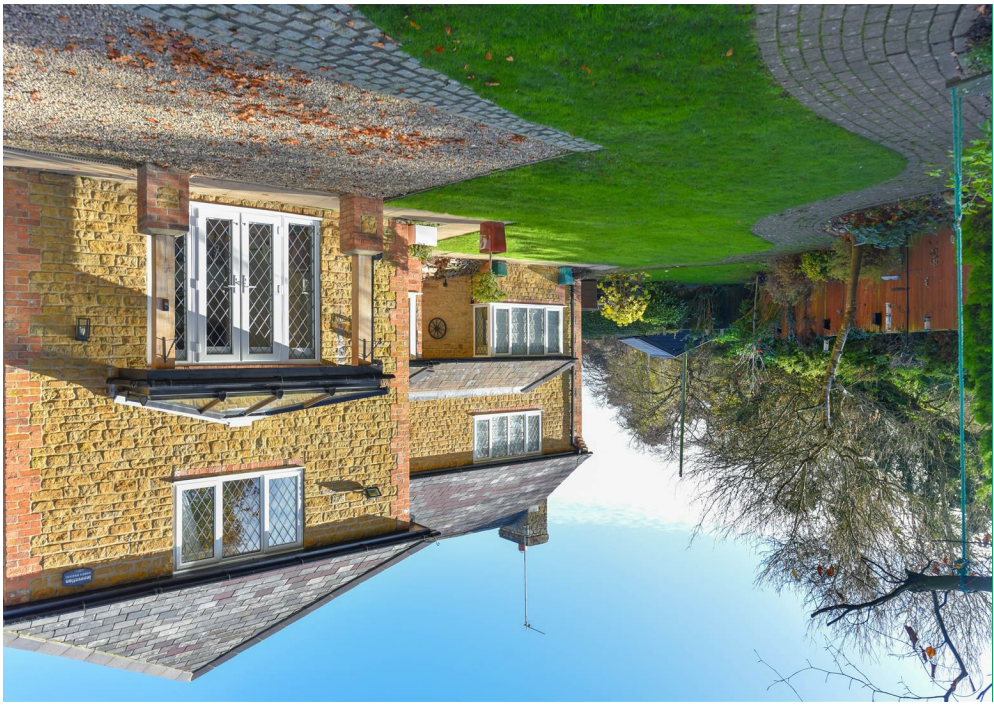


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The Old Corner House Broughton Road, Old, Northampton, NN6 9RH

# The Old Corner House Broughton Road, Old, Northampton, NN6 9RH

An exceptional opportunity to acquire a beautifully presented three-bedroom detached family home, situated on the outskirts of the sought-after Northamptonshire village of Old. This property has been meticulously renovated by the current owner and boasts a range of impressive features. With a spacious interior of approximately 2,000 sq. ft., the accommodation includes an inviting entrance hall, a comfortable lounge, a versatile conservatory/study, and a stunning refitted open-plan kitchen/dining area with a separate utility room and pantry. On the first floor, there are three generously sized double bedrooms, including a master bedroom with an ensuite, as well as a modern family shower room. Externally, the home is accessed via electric gates, providing a high level of privacy. The property offers ample off-road parking for multiple vehicles and includes a detached garage/workshop.

## Price £625,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

15'04 x 12'03

Entered via a part glazed uPvc front door there are stairs rising to the first floor with storage under. The ground floor benefits from a herringbone LVT wood effect floor. There are doors to:-

##### WC

6'06 x 4'05

The suite is comprised of a WC and hand wash basin with a window to the rear.

##### KITCHEN/BREAKFAST ROOM

A wonderful space redesigned by the current owner offering the perfect family and entertaining area. There are windows and patio doors to the front, side and rear elevations and the LVT wood effect floor continues throughout.



##### KITCHEN AREA

15'02 x 9'07

A newly refitted bespoke kitchen offers a range of floor and wall-mounted cabinets with white Quartz worktops and upstands. The kitchen also benefits from deep pan drawers, a wonderful wall unit, and a breakfast bar on the centre island. Intergrated appliances include dishwasher, wine cooler, fridge and freezer with a Neff double oven including microwave oven. The vented induction hob is positioned in the centre island.



##### PANTRY

3'10 x 3'10

A brilliant addition with various shelves and storage.

##### BREAKFAST AREA

19'11 x 11'00

Offering a fantastic dining area decorated with custom shelves and a door to:-



##### UTILITY ROOM

9'02 x 5'07

Fitted with a range of floor and wall-mounted cabinets with tiled splashbacks and space for an extra freezer, washing machine and tumble dryer. There is a composite sink with black tap over and access to the Vaillant boiler. There are doors to the front and rear.

##### LOUNGE

18'05 x 17'03

Windows on all aspects and patio doors to the garden, the LVT floor continues from the hallway. There is a cast iron fireplace with TV points connected and doors to:-



##### CONSERVATORY

12'05 x 9'07

Currently used as a study, there is access to the rear garden.



#### FIRST FLOOR

##### LANDING

15'04 x 11'11

Windows to the front elevation and access to the storage, there are doors to:-

##### BEDROOM ONE

15'02 x 13'11

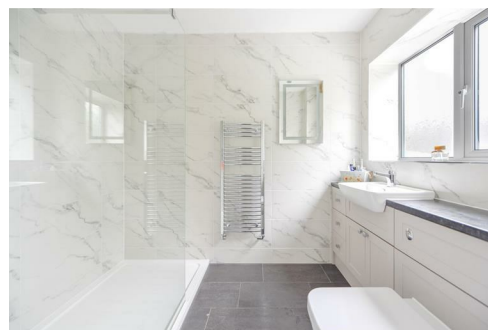
Windows to the front and side elevation, there is space for a king-sized bed with carpet fitted and door to:-



##### ENSUITE

8'01 x 5'10

Fully refitted to an excellent standard there is a window to the side elevation with the suite comprising double shower cubicle with rain water shower over, WC and hand wash basin with heated towel rail connected.



##### BEDROOM TWO

15'11 x 9'00

Windows on the front and side elevations with space for a king-sized bed and carpet fitted.



##### BEDROOM THREE

15'03 x 11'10

Space for a double bed with Juliet doors to the rear garden there is carpet fitted and an integrated wardrobe.



##### SHOWER ROOM

11'07 x 6'03

A refitted suite comprising double shower, WC and hand wash basin.



#### OUTSIDE

Approached through electric gates, there is a private driveway for multiple vehicles and access to a double garage.



#### GARDEN

Mainly laid to the lawn the garden benefits from a high degree of privacy and a range of mature shrub borders. To the side there is a paved patio which continues to the rear where there is a pedestrian door to:-



#### GARAGE/WORKSHOP

Extended and converted to a workshop, there are multiple spaces for storage with electricity connected and door to the front.

#### SERVICES

Mains drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band F

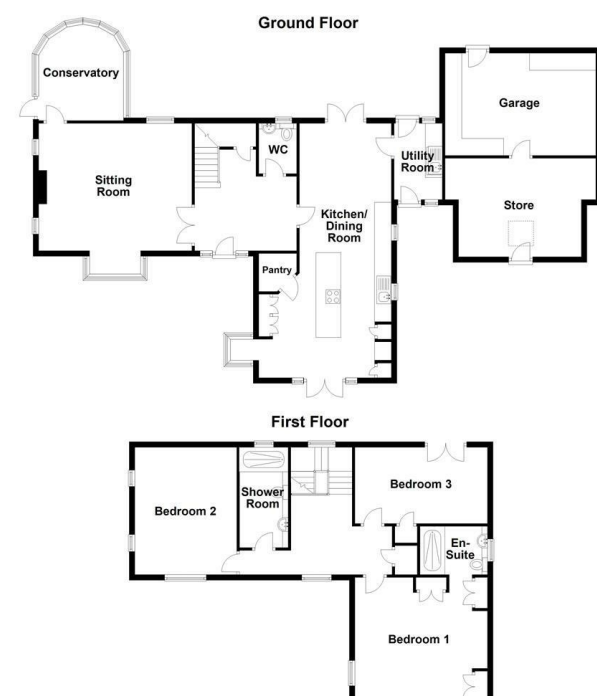
#### LOCAL AMENITIES

Within the village of Old there is the Church of England church, a Public House, village hall, tennis court and recreation ground. The village is conveniently placed for access to the A14, M1/A1 link road. There is a primary school at the nearby village of Walgrave, and secondary education is available at The Moulton School.

#### HOW TO GET THERE

From Northampton proceed in a northerly direction along the A508 Market Harborough Road through Kingshorpe and out of the town passing the villages of Boughton and Pitsford. On approaching Brixworth continue straight on along the Brixworth bypass and at the next roundabout turn right, signposted towards Scaldwell. At the T junction turn left and continue to Scaldwell, proceeding straight through the village following the signposts to the village of Old. On entering Old proceed to the centre of the village turn left at the green onto Broughton Road and before leaving the village the property can be found on the left-hand side.

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Not to scale. For illustrative purposes only