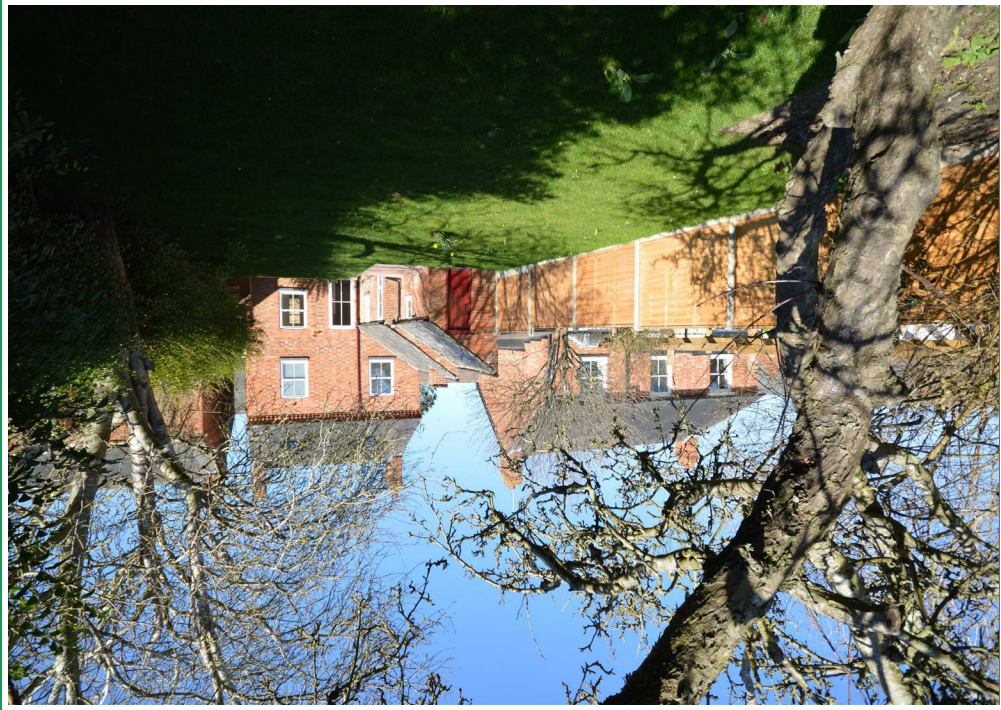




15 Church Street, Weedon, Northampton, NN7 4PL

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A completely builder refurbished Victorian five bedroomed detached family home situated in the heart of the popular Northants village of Weedon. The accommodation comprises entrance, lounge, study, dining room opening onto the refitted kitchen and a cloakroom/utility room. To the first floor there are three bedrooms and a refitted bathroom and separate WC. To the second floor is the master bedroom with ensuite shower room and dressing room/bedroom five. Outside there is a landscaped rear garden with stone patio with the remainder of the garden laid to lawn and enjoys a sunny aspect and a high degree of privacy.

Price **£450,000 Freehold**

ACCOMMODATION

ENTRANCE

Enter via original front door with port hole window and window above.

LOUNGE

20'7 x 13'7

UPVC double glazed sash window to the front, original box bay shop window, two modern old school style radiators, original fireplace with tiled hearth and surround and wooden mantle, herringbone style flooring, meter cupboard and doors leading to:-



STUDY

11'10 x 7'2

UPVC double glazed sash window to the rear, modern old school style radiator, original fireplace, herringbone style flooring and door to the side of the property.

DINING ROOM

13'1 x 12'8

Modern larger wall mounted radiator, stairs to the first floor, original open fireplace, UPVC double glazed door to the garden and an archway opening onto:-



KITCHEN

11'9 x 6'5

Fitted with a brand new range of base and eye level units, solid oak worktops, tiled splashbacks, butler sink with modern chrome mixer tap, Rangemaster cooker and a Rangemaster extractor, built in dishwasher, spotlights, UPVC double glazed sash window to the side and tiled flooring.



REAR LOBBY

7'6 x 3'3

Space for fridge/freezer and UPVC double glazed door to the garden and door to:-

CLOAKROOM/UTILITY ROOM

6'8 x 5'5

Comprises WC, wash hand basin in vanity unit with storage below, washing machine, modern old school style radiator, new gas wall mounted Worcester Bosch combination boiler, UPVC double glazed window with obscure glass to the rear and tiled flooring.

FIRST FLOOR

LANDING

13'2 x 5'8

Stairs to the second floor and doors leading to:-



BEDROOM TWO

10'2 x 10'2

UPVC double glazed sash window to the front, original fireplace and built in wardrobe.



BEDROOM THREE

10'2 x 9'9

UPVC double glazed sash window to the front, modern old school style radiator, built in wardrobe and original fireplace.



BATHROOM

9'1 x 7'3

A brand new suite comprising WC, wash hand basin in vanity unit with storage below, claw foot free standing bath with Victorian style shower attachment, chrome towel radiator and UPVC double glazed sash window with obscure glass to the rear.



WC

4'2 x 4'2

Fitted with WC, wash hand basin in vanity unit with storage below, chrome towel radiator and UPVC double glazed window with obscure glass to the side.

BEDROOM FOUR

13'5 x 6'6

UPVC double glazed sash window to the rear and modern old school style radiator.

SECOND FLOOR

LANDING

Skylight, original beams and doors to:-

BEDROOM ONE

19'10 x 9'8

UPVC double glazed window to the front, velux window to the rear, two modern old school style radiators and original beams.



ENSUITE

7'4 x 6'7

Suite comprising WC, wash hand basin in vanity unit with storage below, corner shower cubicle with glass centre opening doors, shower, tiled splashbacks, extractor, original beams, velux roof window to the rear and chrome towel radiator.



BEDROOM FIVE/DRESSING ROOM

12'2 x 10'1

UPVC double glazed window to the front, modern old school style radiator and original beams.

OUTSIDE

REAR GARDEN

The landscaped rear garden has a new large stone patio area with the remainder of the good sized garden laid to lawn with mature trees and bushes. There is an outside brick store, power points and tap. The rear garden is enclosed by wood panel fencing and mature bushes with secure gated access to the side of the property from front to rear. The rear garden enjoys a sunny aspect and a high degree of privacy.



LOCAL AMENITIES

The village of Weedon is situated at the crossroads of the A5 and A45 main roads with a variety of pubs, cafes and shops, doctors surgery, pharmacy, dentist, sports club and a regular bus service to both Northampton and Daventry with the nearby Northampton offering a rail service to London Euston and Birmingham New Street. The Village church of St Peter and St Paul sits at the south of the village. Schooling is offered at Weedon Bec Primary School, Flore Church of England Primary School and Campion School in Bugbrooke and Quinton House School, Upton Hall.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northants Council - Band D.

HOW TO GET THERE

From Northampton town centre travel in a Westly direction along the A4500 passing Northampton train station. Continue along towards the Sixfields roundabout, proceed straight over passing Upton on the right-hand side continuing all the way. Proceed on taking the second exit onto the A45 through Upper Heyford and continue through Flore upon reaching the junction, take a left on to the A5 and the first right into Church Street passing the cemetery. Follow the road round and enter the village again where the property can be found on the left hand side.

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Not to scale. For illustrative purposes only