



GREENER **Country** HOUSES & COTTAGES

12 Huntsmead, Northampton, NN3 5HT

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A very well presented four bedroom detached property overlooking a spinney set on a private driveway at the head of a cul-de-sac. The accommodation comprises; galleried reception hall, cloakroom, dual aspect sitting room, separate dining room currently used as a lounge, kitchen/breakfast room and utility room on the ground floor. On the first floor is a spacious landing used as an additional snug, master bedroom with a re-fitted en-suite, three further double bedrooms and a re-fitted family bathroom. Outside is a well tended rear garden which is not directly overlooked and to the front is a driveway with off road parking for two cars leading to a double garage, and facing a lake/pocket park.

Price £485,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Enter via double glazed front door to reception hall with double glazed side panel. Staircase ascending to first floor. Ceramic tiled floor. Radiator. Doors to;



CLOAKROOM

Two piece white suite comprising; low flush wc and wash hand basin set in vanity unit. Frosted double glazed window to side aspect.

SITTING ROOM

19'5 x 11'4
Dual aspect room with double glazed window to front aspect and double glazed sliding patio doors to rear garden. Wood burner on raised hearth. Two radiators.

DINING ROOM

14'0 x 11'6
Currently used as an additional sitting room with double glazed window to rear aspect with radiator under. Feature fireplace.



KITCHEN/BREAKFAST ROOM

13'8 x 9'7
A range of matching base and eye level units comprising; stainless steel one and a half bowl single drainer sink unit with mixer tap and cupboard under. Built-in gas hob with extractor fan over and double oven. Integrated fridge. Plumbing for dishwasher. Roll edge work surfaces and tiled splash back areas. Tiled floor. Double glazed window to front aspect. Dining seating area. Radiator. Door to utility room.



UTILITY ROOM

9'7 x 5'3
Stainless steel sink unit with cupboard under. Plumbing for washing machine and space/vent for tumble dryer. Double glazed window to rear aspect. Door to double garage

MEZZANINE LANDING

19'0 x 11'2
Due to the size of the landing, the current owners use as a second snug. Double glazed window to rear aspect. Access to loft space. Door to airing cupboard. Doors to;



BEDROOM ONE

13'2 x 10'4
Double glazed window to front aspect with radiator under. Door to en-suite



EN-SUITE:

Re-fitted three piece white suite comprising; shower cubicle with rainwater shower head, wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and tiled floor. Frosted double glazed window to rear aspect.



BEDROOM TWO

11'7 x 9'2
Double glazed window to front aspect with radiator under Fitted mirror fronted sliding door wardrobes.



BEDROOM THREE

9'5 x 7'5
Double glazed window to rear aspect with radiator under. Built-in mirror fronted sliding door wardrobes along one wall.



BEDROOM FOUR

11'6 x 7'6
Double glazed window to front aspect. Radiator.



BATHROOM

A re-fitted 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 and tiled floor. Two frosted double glazed windows to rear and side aspects. Heated towel rail.



OUTSIDE

REAR GARDEN

An established well tended rear garden, not directly overlooked, with two paved patio areas leading to lawn with flower and shrub tree borders. Enclosed by fencing with gated side access.



DOUBLE GARAGE

19'5 x 18'6
Twin up and over doors. Eaves storage space. Power and light connected. Double glazed door to rear garden. Wall mounted gas boiler. Off road parking on driveway for two cars.

SERVICES

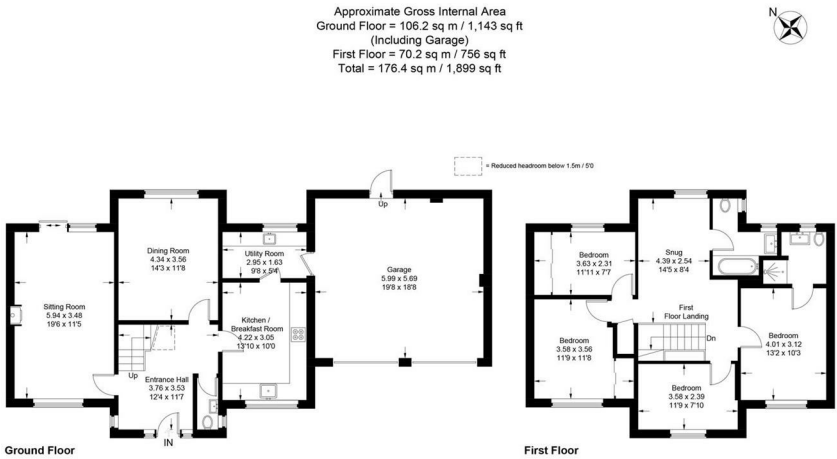
All mains services and drainage are connected. Please note that none have been tested.

LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schools include Rectory Farm Primary School and secondary education at The Northampton Academy in Billing Brook Road.

HOW TO GET THERE

From Northampton town centre take the A45 dual carriageway in an easterly direction and take the second exit onto the A5076. Proceed over the first roundabout and at the second roundabout turn right onto the A4500 towards Ecton. Take the first turning left into Botmead Road and the second turning right into Huntsmead. Proceed along the road and at the T junction turn left and proceed to the end of the cul-de-sac where the property can be found on a private drive on the right.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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