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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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40 Beech Lane, Kislingbury, Northampton, Northamptonshire, NN7 4AL

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This very attractive period stone barn conversion stands in a secluded location just off of Beech Lane on the outskirts of the village of Kislingbury close to open countryside. The four bedroomed interior includes a master suite and family bathroom, together with three reception rooms as well as a conservatory and kitchen/breakfast room. In addition there is an integral garage with a loft room over which provides scope for extending the accommodation subject to planning permission. The property is situated in charming private gardens with lawns, oriented towards the west, and is offered without any upward chain.

Price £625,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5'11 x 5'0

Approached through a partly glazed front door with a door leading to the reception hall and a door leading to:-

CLOAKROOM

6'2 x 4'0

Comprising an Indian ivory suite of WC and wash basin with window to the front elevation.

RECEPTION HALL

18'6 x 7'0 maximum

Housing the staircase to the first floor with alcove storage beneath and ledged doors leading to:-

LOUNGE

18'10 x 14'6

A well proportioned room with an attractive Ashlar Stone open hearth fireplace with a cast iron log burner with a door to the side which leads to the conservatory. There are windows to both front and rear elevations.

CONSERVATORY

13'11 x 13'7

Constructed to a hexagonal design with a stone base with double glazed picture window beneath a hipped polycarbonate roof and with French doors opening to the garden.



STUDY

11'3 x 8'6

Fitted shelving and a deep sill window to the rear elevation.

DINING ROOM

11'10 x 11'7

This room has a coved ceiling and French doors which open to directly to the rear garden.

KITCHEN/BREAKFAST ROOM

12'10 x 12'9

Fitted with oak fronted floor and wall cabinets with laminated working surfaces incorporating a one and a half bowl sink unit with mixer tap over. There is a Bosch low level oven with four place gas hob above and a cooker hood, plumbing for automatic dishwasher and space for fridge. The breakfast area has a ledged door which leads to:-



UTILITY ROOM

12'9 x 5'5

With floor and wall cabinets with laminated working surfaces and stainless steel sink unit there is plumbing for an automatic washing machine, point for a tumble dryer and housing for the Vaillant gas fired boiler. A door leads to the front drive and garage.



FIRST FLOOR

LANDING

20'4 x 6'9

With an exposed A frame timber and wall spacer with an eaves cupboard. The landing has ledged doors which give access to:-

MASTER BEDROOM SUITE

BEDROOM ONE

19'7 x 14'8

A large A shaped room with exposed A frame king post timber and a range of fitted wardrobes to one wall with integral dressing table and mirror over. There are windows to the front and rear elevations and a door to:-



BATHROOM ENSUITE

8'8 x 5'8

With a white suite of panelled bath with Mira power shower over and fitted screen, pedestal wash basin and WC. There is also a shaver socket/light and ceramic tiled splash areas.

BEDROOM TWO

13'0 x 11'8

A double room with vaulted ceiling and exposed A frame king post truss, there is a three casement window to the rear elevation.



BEDROOM THREE

12'6 x 11'9

With exposed ceiling timber with two casement window to the rear elevation.

BEDROOM FOUR

12'6 x 8'6

Two casement window to the rear elevation. This is another well proportioned double bedroom.

FAMILY BATHROOM

9'6 x 7'6

Comprising a white suite of panelled bath and ceramic tiled shower cubicle, WC and wash basin. There are ceramic tiled splash areas, shaver socket/light and window to the front elevation.



OUTSIDE

The house is approached along a short drive which serves two adjoining properties and this leads into a private driveway in front of the integral garage where there is also gravelled off road parking for additional vehicles.

DOUBLE GARAGE

19'7 x 14'2

A large garage with up and over door housing the gas meter and with electric light and power sockets there is a door leading to the rear garden and a fixed flight of steps which leads to:-

LOFT ROOM

20'4 x 14'3

With a fully boarded floor and windows to both front and rear elevations this room may lend itself to extending the internal accommodation subject to planning permission.

GARDENS

Standing mostly to the side and rear of the property there is an enclosed garden beyond the conservatory which is largely laid to lawn and bounded by a combination of close boarded fencing and stone walling and where there are a variety of mature shrubs and small trees. A pedestrian gate leads to the rear garden which faces in a westerly direction which is also laid to lawn bounded by close boarded fencing and stone walling and where there is a timber garden store. There is an external lighting and an external water tap on the front elevation adjacent to the garage.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Kislingbury there is a Church of England Church, two Public Houses, Post Office/General Stores, a Family Butchers, Village Hall, Recreation Ground and the Cromwell Cottage Restaurant. There is an excellent primary school within the village and access to great Independent schools within a short drive. Nearby marinas provided cruising and fishing on the Grand Union Canal. M1 access is at junction 15a and 16, approximately two miles distant and there is a mainline rail service to London Euston from Northampton Castle Station.

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 Weedon Road which is a dual carriageway leading from Sixfields towards to the M1 junction 16 and signposted for Daventry. At the roundabout junction with Sandy Lane turn left signposted in the village of Kislingbury and proceed over the hump backed bridge and turn left before reaching the Cromwell Cottage public house. This turning leads into Beech Lane which turns right and proceed up the hill passing Hall Close on the right hand side and the Kislingbury Football Club and Cricket Club on the left hand side. The next turning on the right leads to 40 Beech Lane which stands on the left hand side.

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Not to scale. For illustrative purposes only