



16 New Croft, Weedon, Northamptonshire, NN7 4RJ

HOWKINS &  
HARRISON



16 New Croft, Weedon,  
Northamptonshire, NN7 4RJ

Guide Price: £275,000

A beautifully presented three bedroom semi detached property situated in a quiet cul de sac location in the popular village of Weedon. The property is tucked away in the corner of New Croft and sits on a large plot with off road parking for two/three cars, conservatory and a private westerly facing rear garden.

#### Features

- Three bedrooms
- Lounge/diner
- Modern fitted kitchen
- UPVC conservatory
- Utility/pantry
- UPVC double glazing
- Downstairs WC
- Large westerly facing garden
- Off road parking
- Close to local amenities and beautiful country walks
- Energy Rating – D



## Location

The village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant. Amenities include primary school, doctor's surgery, dentist, general store and parish Church. The history of this village makes it highly regarded and a sought after village to live in.



## Ground Floor

A good size porch with built in storage cupboards for coats and shoes allows access to the ground floor. The lounge/diner is a light and airy space being dual aspect, with patio doors out to the garden, a door from the lounge leads through to the newly fitted kitchen with built in cooking appliances and space for washing machine and fridge. A large conservatory is located off the kitchen with a door through to a pantry utility room.

## First Floor

The first floor has three bedrooms, the master bedroom is to the front of the property and has a feature fireplace. Bedroom two is a double bedroom with fitted cupboards and the third bedroom has a fitted cupboard over the stairs. A white bathroom suite with a shower over the bath completes the first floor accommodation.

## Outside

The front of the property has been landscaped giving parking for two/three cars and a pleasant raised planting area with steps to the front door. The large corner rear garden is westerly facing and has various seating and planting areas, with a green house and can be accessed via a gate to the side leading to the front.



## Viewing

Strictly by prior appointment via the selling agents. Contact 01327 316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

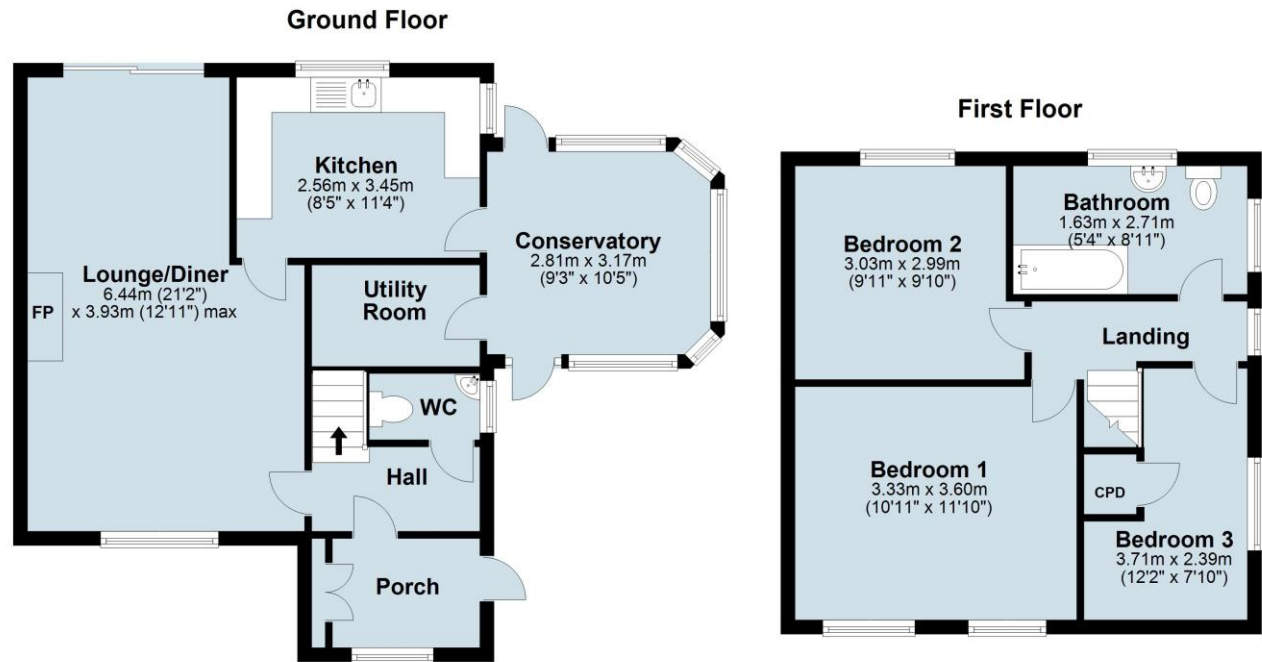
## Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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