



38 Harmans Way, Weedon, Northamptonshire, NN7 4PB
*** Draft Details ***

HOWKINS &
HARRISON

38 Harmans Way, Weedon,
Northamptonshire, NN7 4PB

Guide Price: £315,000

A beautifully presented three bedroom detached home with off road parking and garage, located in the popular village of Weedon with local amenities within walking distance and good road links to A5/A45 and M1 junction 16.

Features

- Detached three bedroom home
- Village location
- Modern kitchen/breakfast room
- Well presented, ready to move into
- Good size lounge/diner
- Replaced en-suite and family bathroom
- Landscaped rear garden
- Garage & off road parking
- Close to local amenities & good rail links
- Energy rating - C



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

The property enters via a UPVC door to the entrance porch stepping into the kitchen/breakfast room with ceramic tiled flooring, feature breakfast bar, UPVC door to side access and stairs rising to the first floor accommodation. The kitchen has a selection of modern wall mounted and floor standing cabinets with work surfaces incorporating a sink unit, plumbing and space for a washing machine and dish washer, gas hob with extractor over, integrated electric oven, space for tall fridge/freezer and cupboard housing the recently installed combination gas fired boiler. The lounge/diner adjoins the kitchen/breakfast room with dual aspect and sliding patio door to the garden.

First Floor

The first floor landing serves all rooms and loft access, there are three bedrooms with the spacious master bedroom enjoying a well appointed en-suite shower room, with built in storage to bedroom two and a family bathroom with shower over bath, WC and wash basin.

Outside

The rear garden has undergone recent landscaping with paved patio seating area leading to the side gated access, sleeper flower beds and steps to a mainly laid to lawn garden, enclosed by wooden fence panels and slate border with established shrubs/planting. There is gated access to the rear of the garden leading to the off road parking and single garage.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

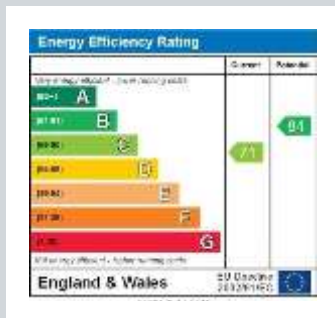
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

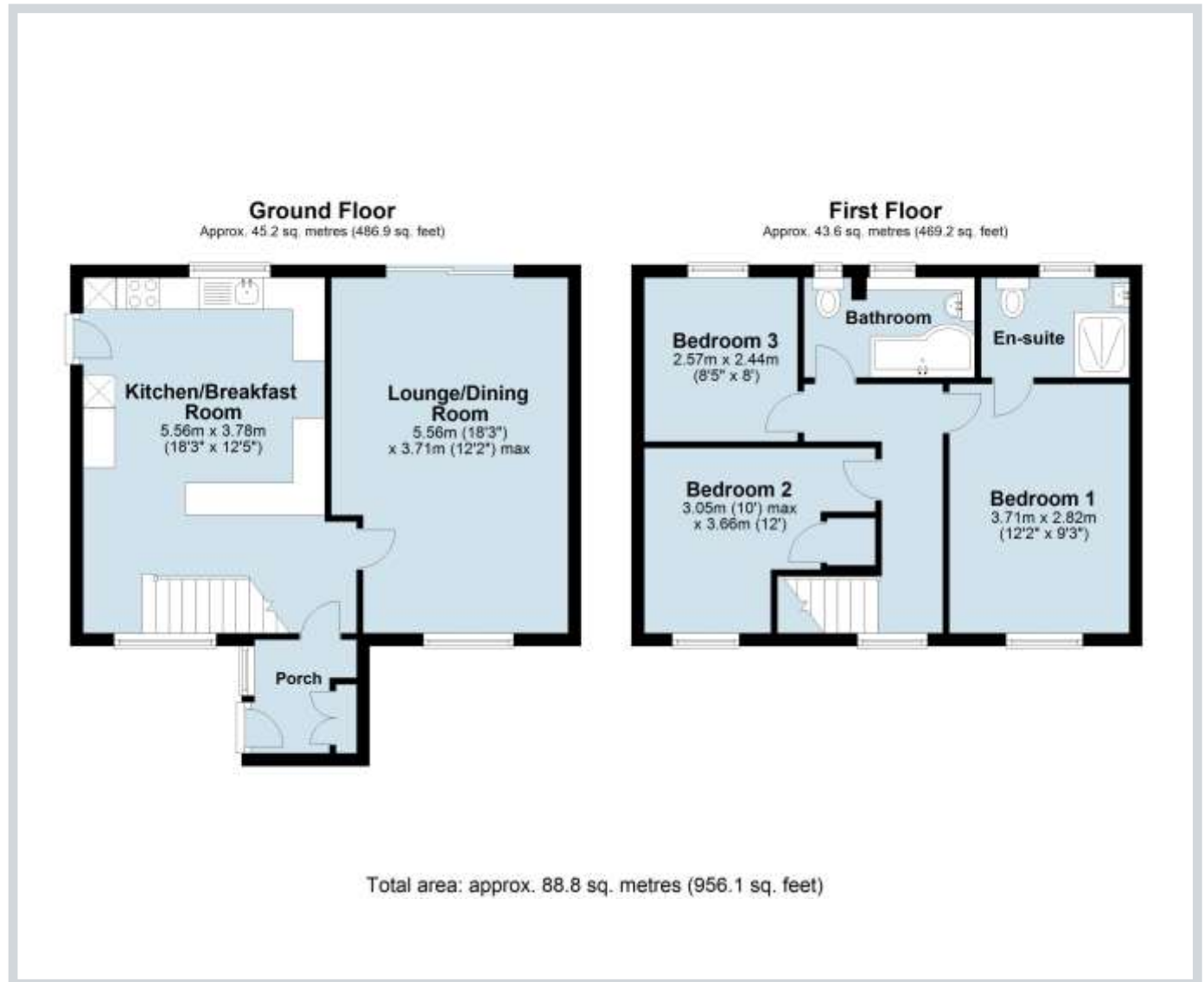
West Northamptonshire Council Tel:0300-126700
Council Tax Band - C



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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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