

Bartram & Co



3 Kennel Lane, Paulerspury, NN12 7GA

£625,000 - Freehold



Council Tax Band: E Service Charge: x Ground Rent: x



£625,000

3 Kennel Lane

Paulerspury, NN12 7GA

- A Modern Family Home In Cul-de-Sac
- Extended and Upgraded Boiler
- Four Bedrooms, En-Suite to Master
- UPVC Double Glazing, Gas Heating
- Lawned Garden, Summerhouse/Office
- Edge of Village Location, Open Views
- Fitted Kitchen/Dining/Family Room
- Family Bathroom with Shower
- Double Garage and 5/6 Car Drive
- EPC Energy Rating: C

A modern four bedroom detached family home, located in a cul-de-sac, within this sought after village. Re-modelled by the present owners, the property provides an extended and re-fitted kitchen/dining/family room with a range of integrated appliances and bi-fold doors to the rear garden, UPVC double glazing throughout and a re-fitted boiler, still under warranty. There are both utility and cloakrooms and upstairs, four bedrooms with an en-suite to the master and a family bathroom. Outside is a double garage, a 5-6 car driveway and at the rear, a fullwidth patio, lawn and work from home office/summer house.



LOCATION:

HALLWAY:

LOUNGE: 17' x 10'3 (5.18m x 3.12m)

KITCHEN/DINING/FAMILY ROOM: 20' x 19'6 (6.10m x 5.94m)

UTILITY ROOM: 6'2 x 5'5 (1.88m x 1.65m)

CLOAKROOM:

LANDING:

MASTR BEDROOM: 10'4" x 10'2" (3.15m x 3.12m)

EN-SUITE SHOWER ROOM: 7'10 x 6'10 (2.39m x 2.08m)

BEDROOM TWO: 12'8 x 10'5 (3.86m x 3.18m)

BEDROOM THREE: 9'9 x 9'6 (2.97m x 2.90m)

BEDROOM FOUR: 9'3 x 9'3 (2.82m x 2.82m)





BATHROOM:
OUTSIDE FRONT:
OUTSIDE REAR:
DOUBLE GARAGE:

6'10 x 6'3 (2.08m x 1.91m)

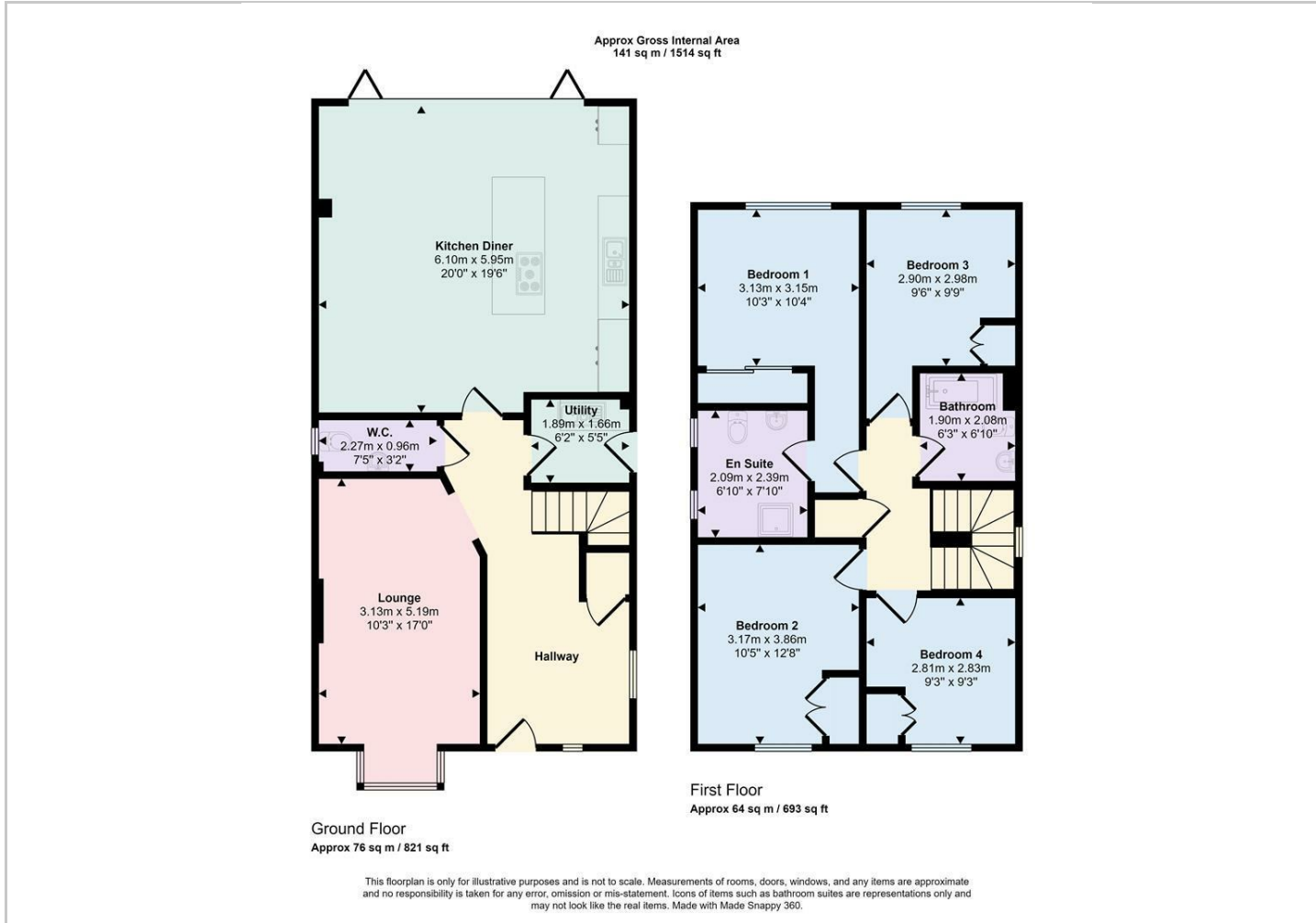
Directions

From Towcester, follow the A5 in a southerly direction toward Milton Keynes. Turn right into the village and follow the road for approximately half a mile, turning left into Kennel Lane where the property stands on the left-hand side.





Floor Plans



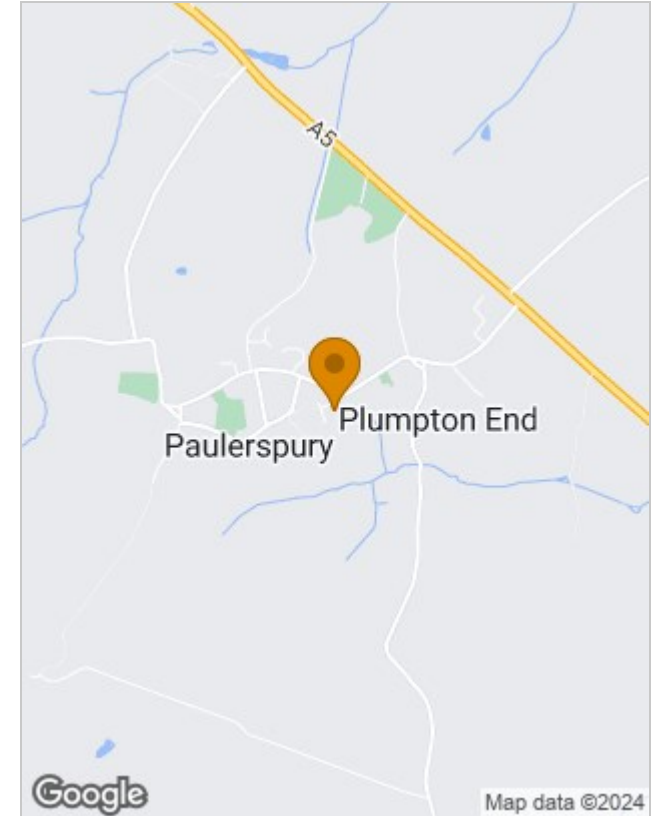
Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS
Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>

Location Map



Energy Performance Graph

