

Bartram & Co



14 School Road

Pattishall, Northamptonshire, NN12 8NE

Asking Price £495,000 - Freehold



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

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Pattishall, Northamptonshire, NN12

ONIC

An established 2/3 bedroom detached bungalow standing in an enviable location with views over fields to the front and paddocks at the rear. The dining room could easily become a third double bedroom and the master bedroom has an ensuite wet shower room. The family bathroom features a slipper bath and shower and the sitting room has a cast iron log burning stove. There is also a fitted kitchen with appliances, a utility room, a porch/boot room and an oversized attached garage with an electric door. Outside is a 'L' shaped driveway to the front a lawned area with flower beds and of particular note a mature monkey puzzle tree. The rear garden provides lawns, a patio area, a good sized vegetable garden, a greenhouse, a sizeable brick outbuilding and a timber workshop.

LOCATION:

PATTISHALL is situated to the east of the A5 midway between Towcester and Weedon. Communications are excellent via the A5 with the M1 easily accessible at junction 15A and 16. The M40 can be joined at Junction 10 which is accessed via Towcester and the A43 or Junction 11 accessed at Banbury some 15 miles to the West.

Village facilities include a primary school, a Church and restaurant at Fosters Booth on the A5. Towcester provides a wide variety of shops and a leisure centre, with larger shopping centres situated at Northampton, Banbury and Milton Keynes (from where there is a 45 minutes Intercity rail service to London Euston). Leisure facilities in the area include golf at Farthingstone, Hellidon Lakes and Staverton Park and motor racing at Silverstone.

PORCH:

8'9" x 4'0" (2.69 x 1.23)

UPVC double glazed door and windows, tiled floor,

HALLWAY:

'L' shaped with doors to all main rooms, Built in cupboard, airing cupboard, two double radiators.

SITTING ROOM:

16'10" x 12'9" (5.14 x 3.90)

Feature brick fireplace with a wooden shelf, a cast iron log burning stove and a tiled hearth with a brick surround. Corniced ceiling, two double radiators, UPVC double glazed window to the side and double leaf doors to the garden room.

DINING ROOM/BED THREE:

12'5" x 10'9" (3.81 x 3.28)

Presently used as a dining room but could be converted to another double bedroom. UPVC double glazed windows to the front and side, double radiator, corniced ceiling.

GARDEN ROOM:

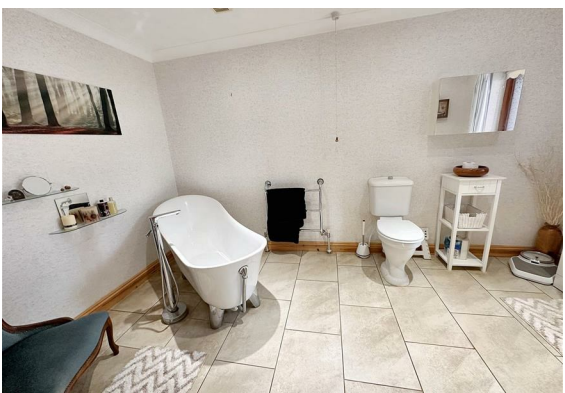
11'9" x 7'3" (3.60 x 2.23)

Of brick construction with a vaulted ceiling and a Velux rooflight window. Sliding double glazed door to the rear garden, UPVC double glazed windows to either side, single radiator, tiled floor.

MASTER BEDROOM:

11'7" x 11'6" (3.55 x 3.53)

Wall to wall built in wardrobes, double glazed window to the rear, radiator, corniced ceiling, door to:



**ENSUITE WET ROOM:**

8'0" x 3'9" (2.44 x 1.16)

With a fully tiled floor and walls, with both rainfall and hand held shower heads. Low level WC, wash hand basin and a ladder radiator.

BEDROOM TWO:

11'7" x 9'11" (3.55 x 3.04)

With a UPVC double glazed window to the rear, a corniced ceiling and single radiator.

BATHROOM:

13'3" x 8'0" (4.04 x 2.44)

Refitted to provide and acrylic slipper bath with side taps and a hand held shower, an inset wash hand basin with a vanity area either side and cupboards and drawers below and a low level WC. Fully tiled floor, corniced ceiling, double radiator and chrome towel radiator.

KITCHEN/BREAKFAST ROOM:

11'10" x 9'10" (3.62 x 3.02)

Refitted in a range shaker style base and eye level cabinets incorporating a double bowl stainless steel sink unit with a mixer tap over and cupboards below. Adjacent is an inset ceramic hob and eye level double oven. There are pan and cutlery drawers, two corner cupboards and a fitted breakfast bar. Plumbing is provided for a dishwasher and there is a double radiator, a tiled floor, a corniced ceiling and a UPVC double glazed window to the front.

UTILITY ROOM:

19'9" x 6'0" (6.04 x 1.85)

Range of fitted base and eye level cupboards and work surfaces. Plumbing for a washing machine, space for a tumble drier, sink unit with a mixer tap, corniced ceiling, UPVC double glazed window to the front, access to loft via a retractable ladder. Door to:

GARAGE:

Integral to the bungalow with an electric roller security door, light and power connected, floor mounted oil fired boiler, personal door to rear garden.

OUTSIDE FRONT:

Approached by a paved driveway providing parking for 3-4 cars, the garden is laid mainly to lawn, bounded by close boarded fencing with shaped flower and shrub borders. Mature monkey puzzle tree, gated side access and a door to the porch.

REAR GARDEN:

Immediately behind the bungalow is a walled paved patio with steps leading to the lawn, which extends to the side of the property. Shaped mature flower and shrub borders and a pathway leading to the vegetable garden with an aluminium framed greenhouse. There is a substantial brick built workshop (approximately 220 sq. ft) with light and power points connected. Adjacent is a further timber workshop and store.



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

