



The Chilterns
Rectory Lane | Walgrave | Northampton | Northamptonshire | NN6 9QJ

STEP INSIDE

The Chilterns

An amazing opportunity to create a superb home located in the popular Northamptonshire village of Walgrave. This well presented three/four bedroom detached chalet style bungalow offers unlimited potential to extend and alter and sits in mature gardens in the heart of the village.

The front door is on the side of the property and opens into a bright and welcoming entrance hallway with a parquet wood floor. To the front of the house is a spacious and bright reception room with a wood block floor and fireplace, there is a bay window to the side and French doors opening to the front garden. The kitchen/breakfast room is a good size with fitted units, a pantry and side access to the garden, there is a separate utility room. To the rear of the hallway are two good sized double bedrooms (one currently used as a dining room) and a shower room with walk in shower.

On the upper floor is a central landing area with two double bedrooms, an en suite shower room and a separate bathroom.

Outside the property is set well back from the road in an elevated position. The enclosed private gardens are to the front and side of the property and mainly laid to lawn with mature shrubs and trees. There is an off road parking space with access to a single garage.

Walgrave is a sought after village with country walks quite literally on your doorstep and Pitsford Reservoir just a few minutes' drive away, the village has a great village pub, primary school, community shop and local park with community center both just a few minutes' walk from the house.

Property Information, Services & Utilities

Tenure: Freehold

Council Tax: Band F

EPC Rating: D

Services: Mains connected electric, water & gas.

Heating: Gas central heating.

Broadband: Part fibre broadband available, we advise you to check with your provider.

Mobile signal: 4G available in this postcode, we advise you check with your provider.

Parking: Garage & driveway parking.











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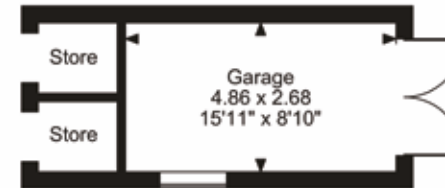
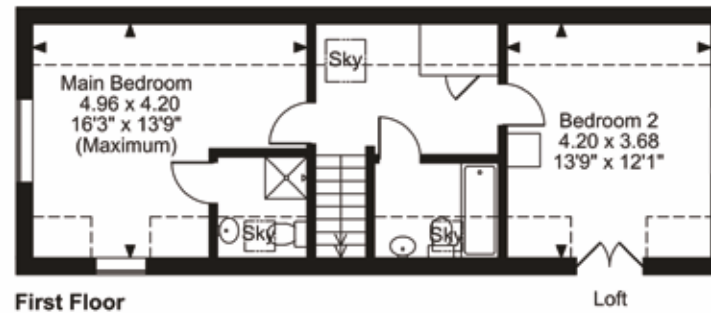
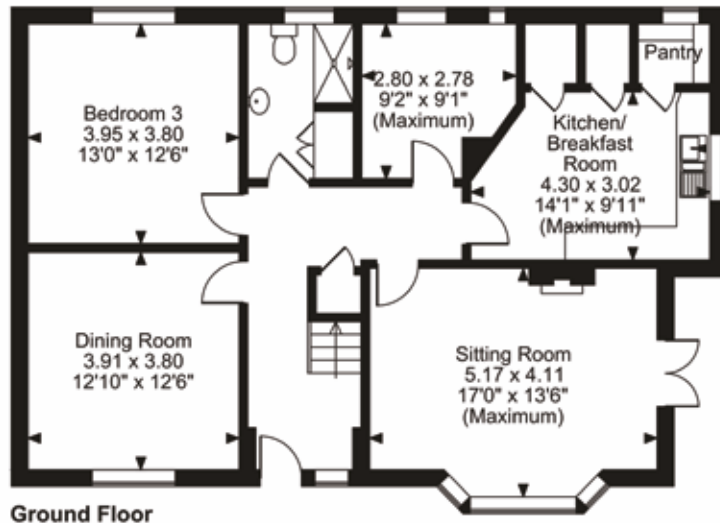
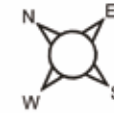
Approximate Gross Internal Area

Main House = 1416 Sq Ft/132 Sq M

Garage = 140 Sq Ft/13 Sq M

External Store= 41 Sq Ft/4 Sq M

Total = 1597 Sq Ft/149 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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FINE & COUNTRY

£450,000



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