



**REAR GARDEN**

Secure gated access to the side of the property from front to rear. Block paved pathway, main of the garden is main laid to lawn, there are three sheds, fruit trees and bushes all of which is enclosed by wood panel fencing. Good size rear garden enjoys a sunny aspect and high degree of privacy.

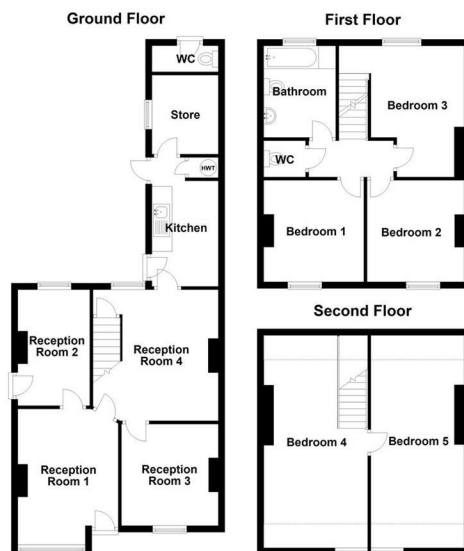
**LOCAL AMENITIES**

**SERVICES**

Gas, water and electrics are connected.

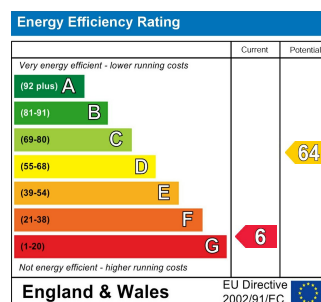
**COUNCIL TAX**

West Northants Council - Band D.



For illustration purposes only - not to scale

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15 Church Street, Weedon, Northampton, NN7 4PL



**For auction Auction Guide £250,000**

FOR SALE BY AUCTION ON WEDNESDAY 12th JUNE 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £250,000 TO £275,000

VIEWINGS - BY APPOINTMENT ONLY

A five bedroomed, three-storey linked-detached Victorian property situated in the heart of the popular Northants Village of Weedon. The property has been owned by the same family since it was built in 1890 and was the former cobblers and shoe shop of Weedon. The accommodation comprises of entrance, four reception rooms, kitchen, store room and cloak room. The first floor has three bedrooms, bathroom, separate WC and there are two further double bedrooms to the second floor. Outside is a large rear garden which is mainly laid to lawn and faces in a Westerly direction enjoying a sunny aspect and privacy.

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## ACCOMMODATION

### RECEPTION ROOM ONE

13'8 x 10'1

Enter via original front door, obscure glass windows, box bay window to front and a radiator. This room was formally the shop front. Door to:



### RECEPTION ROOM TWO

11'8 x 7'3

Original open fire place, sash window to rear and door to side.



### RECEPTION ROOM THREE

10'3 x 9'9

Original real open fire place which tiled hearth, surround and wood mantel. There is a radiator and sash window to front. Door to:



### RECEPTION ROOM FOUR

13'2 x 11'5

Real open fire place, original storage cupboards and shelves, under stairs storage cupboard and sash window to rear. Doors to kitchen and staircase to first floor:



### KITCHEN

12'11 x 6'8

Range of base level units, butler sink, casement window to side, door to garden and door to store room.



### STORE ROOM

11'2 x 5'6

Door to garden, water tank and casement window to side. Attached to the store room out the back is an outside WC which can be accessed from garden.

## FIRST FLOOR

### LANDING

8'9 x 2'4

Doors to:

### BEDROOM ONE

10'3 x 10'2

Sash window to front, original fire place, and original built in wardrobe.



### BEDROOM TWO

10'2 x 9'9

Sash window to front, original fire place and built in wardrobe.



### BEDROOM THREE

13'3x12'8

Sash window to rear and airing cupboard housing the hot water tank. Door and staircase to second floor.



### BATHROOM

9'2 x 7'3

Panelled bath, wash hand basin, radiator, storage cupboard, electric wall heater, and sash window to rear. Separate comprised WC and window to side.



### BEDROOM FOUR

21'4 x 10'2

Window to front and original beams. Door to:



### BEDROOM FIVE

21'7 x 9'8

Window to front and original beams.

For further information on viewing call 01604 259773