



MARK BELCHER
ESTATE AGENTS

43 Hinton Road, WOODFORD HALSE,
Northants NN113TR

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Northants NN113TR**

£275,000 Freehold

A WELL PRESENTED three bedroomed semi detached house situated in the popular village of Woodford Halse close to all amenities. The property briefly comprises of: three bedrooms, bathroom, lounge, kitchen diner, front and rear gardens. The property also benefits from UPVC double glazing and gas central heating. EPC = D

Location

Woodford Halse is a larger than average village with a greater selection of amenities than normal including numerous shops, post office, library, primary school and Parish church. The village is surrounded by rural countryside with places of interest nearby including Sulgrave Manor, the ancestral home of George Washington and the beauty spots of Badby Woods and Fawsley Park. Both Banbury and Daventry are approximately eight miles distant, together with the M40 Junction 11. The M1 is approximately twelve miles north at junction 16, Daventry. There is a railway service from Banbury to London Marylebone.



Entrance

UPVC double glazed door with windows either side set underneath storm porch.

Entrance Hall

Tiled floor, under stairs storage cupboard, stairs rising to first floor, double panel radiator, thermostat control, meter cupboard.

Lounge

12'0" x 11'0" plus bay window (3.66m x 3.35m plus bay window)

The focal point of the room is the brick feature fireplace with stone hearth archway to.

Kitchen/Diner

13'1" x 11'10" + 8'10" x 5'10" (3.99m x 3.61m + 2.69m x 1.78m)

A range of eye and base level units with rolled edged work surfaces over, built in appliances to include: Built in dishwasher, stainless steel Bosch gas hob and double oven, stainless steel sink unit with mixer tap over, radiator, tiled splashbacks and tiled floor, two UPVC double glazed window to rear aspect, UPVC double glazed door to utility.

Utility

Two windows to side aspect stable door to rear garden

Landing

Frosted double glazed window to side aspect, access to loft, white panelled door to all first floor accommodation.

Bedroom One

11'5" x 9'7" minimum (3.48m x 2.92m minimum)

UPVC double glazed bay window to front aspect, double panel radiator, built in cupboards to either



side of chimney breast.

Bedroom Two

12'6" x 10'8" (3.81m x 3.25m)

UPVC double glazed window to rear aspect, built in cupboard, double panel radiator.

Bedroom Three

7'1" x 7'10" (2.16m x 2.39m)

UPVC double glazed window to front aspect, single panel radiator.

Bathroom

A three piece suite comprising of panel bath with shower and shower screen, Low level w.c, pedestal

wash hand basin, chrome heated towel rail, frosted UPVC double glazed window to rear aspect, partial tiling to walls.

Rear Garden

Garden mainly laid to lawn with flower and shrub border, patio area enclosed by timber panel fencing and hedging, gate to side access.

Outbuilding

Space and plumbing for washing machine storage.

Front

Gravelled front garden with stone wall, concrete path to front door.

To arrange a viewing please call
01327 264111

DRAFT DETAILS

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property. The mention of any appliances and/or services within these details does not imply they are in full and efficient working order. Fixtures and fittings mentioned in draft particulars are not confirmed as being included in the sale.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

MORTGAGE INFORMATION

We can arrange for you to receive free independent mortgage advice. Please call to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

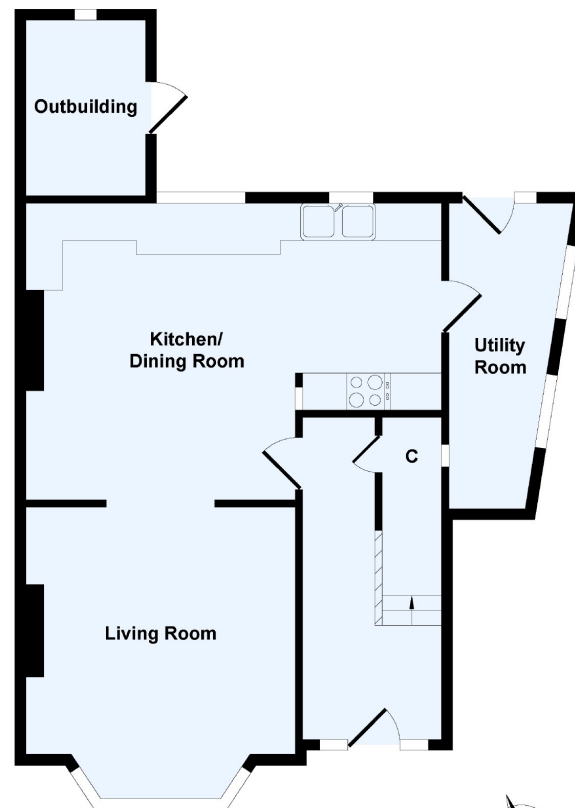
VIEWING ARRANGEMENTS

Please call us to make an appointment to view this property. We are open:

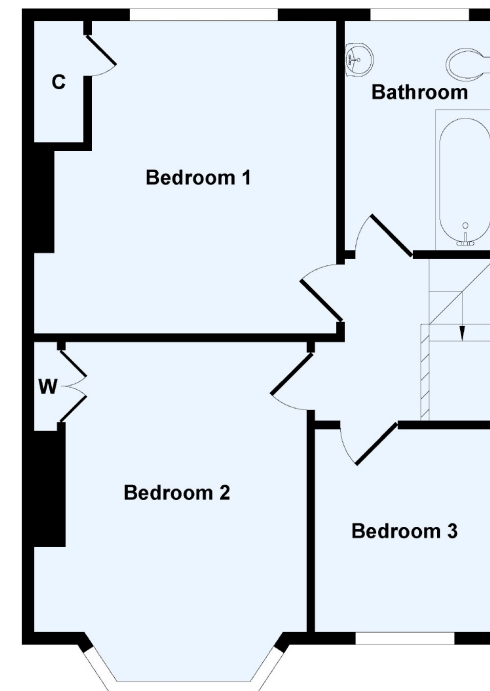
Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

PROPERTY VALUATIONS

We have some of the most experienced property valuers and would welcome the opportunity to carry out a FREE VALUATION and MARKET APPRAISAL of your home. Valuation appointments available seven days a week.



Ground Floor
Approx. Floor
Area 52.40 Sq.M.
(564 Sq.Ft.)



First Floor
Approx. Floor
Area 42.80 Sq.M.
(461 Sq.Ft.)



rightmove  Zoopla  PrimeLocation.com

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