



**Connells**

High Street  
Wootton Northampton



### Entrance Hall

UPVC door to the front elevation with two UPVC double glazed windows either side. Under stairs storage cupboard, coving to ceiling and wall mounted radiator.

### Living Room

11' 7" x 21' 8" ( 3.53m x 6.60m )

Extended living room with UPVC double glazed window to the front elevation. Feature double sided wood burning stove. Wall mounted radiator, coving to ceiling and wall lights. UPVC double glazed patio doors open to the conservatory and open to the dining room.

### Dining Room

14' 8" x 10' 3" ( 4.47m x 3.12m )

UPVC double glazed window to the rear elevation looking out over the rear garden. Feature double sided wood burning stove. Wall mounted radiator, coving to ceiling and wall lights. UPVC double glazed French doors to the rear elevation leading out to paved patio area. Nest thermostat, stairs rising to the first floor landing, under stairs storage cupboard and connecting door to the kitchen/breakfast room.

### Conservatory

18' 3" x 10' 9" ( 5.56m x 3.28m )

Spacious UPVC conservatory set on a dwarf wall and looking out over the rear garden. Three wall mounted radiators and UPVC double glazed French doors to the side elevation leading out to the extended paved patio area.

### Kitchen/ Breakfast Room

21' 8" x 9' 2" max ( 6.60m x 2.79m max )

### Kitchen Area

Modern re-fitted kitchen with a range of wall and base level units with under cabinet and kick board lighting. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge/freezer, microwave oven with warming draw below, double oven and induction hob with extractor hood over. Tiled floor, recessed spotlights to ceiling and UPVC double glazed window to the rear elevation looking out over the rear garden. Connecting door to the inner hallway.

### Breakfast Area

UPVC double glazed window to the front elevation, fitted book shelves, space for a good size breakfast table and chairs and tiled floor. Recessed spotlights to ceiling and UPVC double glazed window to the front elevation.

### Inner Hallway

Open to the utility area, and doors leading off to the cloakroom, home office/bedroom five and cloakroom. Wall mounted radiator, UPVC double glazed window and door to the rear elevation, and courtesy door to the single integral garage.

### Utility Area

Base level unit with work surface over, and stainless steel sink and drainer set in. Tiling to splash back area and floor, UPVC double glazed window to the front elevation, and plumbing for washing machine.

### Cloakroom

Suite comprising low level flush w.c and wash hand basin. Chrome heated towel rail, extractor fan, and tiled to half height and floor.

### Home Office/ Bedroom Five

7' 6" x 11' 8" ( 2.29m x 3.56m )

Ideal work from home office/bedroom five with fitted shelving and pull down double bed. Wall mounted radiator, double glazed skylight and UPVC double glazed window to the side elevation.

### First Floor Landing

Stairs rise from the dining room. Doors lead off to four bedrooms and the family bathroom. UPVC double glazed window to the front elevation, wall mounted radiator, wall light, airing cupboard and access to the loft space.

### Master Bedroom

Irregular Shaped Room 14' 7" x 27' 1" max ( 4.45m x 8.26m)

Spacious double bedroom with UPVC double glazed window to the rear elevation and double glazed skylight. Wall mounted radiator, wall lights, connecting door to the en-suite bathroom and open to the dressing area.

### Dressing Area

Open to the master bedroom with two UPVC double glazed windows to the front elevation, fitted wardrobes, shelving and draws, and open to the master bedroom.

### En-Suite Bathroom

Re-fitted three piece suite comprising panelled bath with shower over, low level flush w.c and wash hand basin. Chrome heated towel rail, extractor fan and fully tiled to walls and floor. UPVC opaque double glazed window to the front elevation.

### Bedroom Two

14' 9" x 10' 6" ( 4.50m x 3.20m )

Light and airy double bedroom with UPVC double glazed windows to the front and rear elevations. Wall mounted radiator and two built-in wardrobes.

### Bedroom Three

10' 4" x 11' 4" ( 3.15m x 3.45m )

Double bedroom with UPVC double glazed window to the rear elevation. Fitted wardrobe and wall mounted radiator.

### Bedroom Four

8' 2" x 9' 8" ( 2.49m x 2.95m )

Double bedroom with UPVC double glazed window to the rear elevation Wall mounted radiator and recessed spot lights to ceiling.

### Family Bathroom

A beautiful re-fitted and modern four piece suite comprising tiled shower cubicle, panelled bath, low level flush w.c and vanity wash hand basin. Fitted illuminated mirror, recessed spot lights to ceiling, chrome heated towel rail and fully tiled to walls. Fitted and tiled shelving for linen storage, and UPVC opaque double glazed window to the front elevation.

### Garage

Wider than normal single garage up and over door and power and lighting connected. Courtesy door to the utility area.

### Front Garden

Mainly laid to lawn with retaining low level stone wall and hedging. Outside lighting and block paved driveway, leading to the single integral garage and providing off road parking for several cars. Access to the side leads to the large rear garden.

### Rear Garden

Split into two areas, the first part of the garden provides an extended paved patio area and decking which is ideal for entertaining and alfresco dining. Raised flower and shrub planters, lawned area with retaining hedging and fencing and pathway leading through to the second part of the garden which is mainly laid to lawn with further retaining hedging and fencing.

### Council Tax Band

F.









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**EPC Rating: C**

Tenure: Freehold

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