



Connells

Badger Lane
Grange Park Northampton



Property Description

Ideally located in the desirable area of Grange Park and within walking distance of the Foxfield country park, is the well presented and detached family home built by Bellway Homes to the Stour design. The property in brief provides an entrance hall, downstairs cloakroom, work from home office, living room, family room, kitchen dining room and utility room. To the first floor there are four good size bedrooms and the re-fitted family bathroom, with the master bedroom benefiting from a dressing room and re-fitted en-suite shower room.

Outside there are landscaped gardens and a single garage with parking to the front. Set within close proximity to transport routes, local schools and amenities, viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, work from home office, family room/dining room and kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC double glazed window to the front elevation.

Living Room

16' 1" into bay window x 11' 7" (4.90m into bay window x 3.53m)

Feature UPVC double glazed bay window to the side elevation. Wall mounted radiator and coving to ceiling.

Home Office

9' x 8' 1" into door recess (2.74m x 2.46m into door recess)

Work from home office with UPVC double glazed window to the side elevation and wall mounted radiator.

Family Room

10' 2" into the bay x 9' 1" (3.10m into the bay x 2.77m)

Family/ dining room with UPVC double glazed bay window to the front elevation. Wall mounted radiator and coving to ceiling.

Kitchen/ Dining Room

15' 4" x 13' 1" max (4.67m x 3.99m max)

Kitchen/dining room with a range of wall and base level units. Sink and drainer with swan neck mixer tap over, set into work surfaces with complimentary tiling to splash back areas. Integrated appliances comprise fridge/freezer, dishwasher, double electric oven and four ring gas hob with extractor hood over. Under stairs storage cupboard, connecting door to the utility room and wall mounted radiator. UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading through to the paved patio area.

Utility Room

Base level unit with work surface over and complimentary tiling to splash back area. Central heating boiler, wall mounted radiator and UPVC double glazed window to the front elevation. Partly glazed door to the side elevation leads out to the main garden.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom. UPVC double glazed window to the rear elevation, wall mounted radiator, airing cupboard housing the hot water cylinder and access to the loft space.

Master Bedroom

11' 6" x 9' 1" (3.51m x 2.77m)

UPVC double glazed window to the front elevation. Wall mounted radiator, fitted drawers and archway to the dressing area.

Dressing Area

UPVC double glazed window to the front elevation. Range of fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Re-fitted three piece suite comprising shower cubicle, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

UPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom Three

11' 8" max x 9' 8" (3.56m max x 2.95m)

UPVC double glazed window to the side elevation. Fitted wardrobe and wall mounted radiator.

Bedroom Four

10' 11" x 9' 11" (3.33m x 3.02m)

UPVC double glazed window to the side elevation and wall mounted radiator.

Family Bathroom

Re-fitted three piece suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and vanity wash hand basin and complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Outside

Single Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the main garden.

Gardens

Gravelled and shrub borders to the front and side of the property, and pathway leading to the front door. Gated access to the main garden which has a large paved patio area which is ideal for entertaining, and lawn with shrub borders and retaining timber fencing. Driveway providing off road parking and leading to the single garage, which has a courtesy door to the garden.

Council Tax Band

F.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WFL407536



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL407536 - 0003