



Connells

Pinetrees Close
Hackleton Northampton

Pinetrees Close Hackleton Northampton NN7 2AQ

for sale
£400,000



Property Description

A well presented family home set in a desirable village location and within close proximity to local schools and the village shop.

Ideally located in the desirable village of Hackleton is this well presented three bedroom detached family home which benefits from an open plan kitchen/dining room and work from home office. Viewing of this house and it landscaped rear garden is highly advised to fully appreciate.

Entrance Hall

Door to the side elevation with further doors leading off to the downstairs cloakroom, home office, living room and open plan 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 swan neck mixer tap over and tiled to splash back area. Central heating boiler, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Home Office

6' 11" x 5' 11" (2.11m x 1.80m)

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

Living Room

19' 5" x 11' 5" (5.92m x 3.48m)

Spacious living room with UPVC double glazed window to the front elevation. Feature

fireplace with modern surround and tiled hearth. TV point, wall mounted radiator and glazed French doors leading to the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

21' 2" x 9' 7" (6.45m x 2.92m)

Fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over and set into wooden work surfaces, with complimentary up stands. Integrated appliances comprise double electric oven and gas hob with stainless steel cooker hood over. Plumbing for dishwasher and space for upright fridge/freezer. UPVC double glazed windows to the rear and side elevations and UPVC double glazed patio doors lead out to the extended patio. Space for dining table and chairs, wall mounted radiator and recessed spotlight to ceiling. Connecting door to the utility room.

Utility Roo

UPVC double glazed patio doors to the rear elevation, lead out to the rear garden. Plumbing for washing machine, space for tumble dryer and courtesy door to the single garage.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation and access to the loft space.

Master Bedroom

13' 5" x 10' (4.09m x 3.05m)

Spacious double room with UPVC double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

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

Bedroom Three

9' 10" x 6' 6" plus door recess (3.00m x 1.98m plus door recess)

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

Family Bathroom

Four piece modern white suite comprising tiled shower cubicle, panelled bath, low level flush w.c and wash hand basin set on a vanity unit and further tiling to walls and floor. Wall mounted chrome towel rail and UPVC opaque double glazed window to the rear elevation.

Outside

Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the utility room.

Front Garden

Mainly laid to lawn with block paved edging. Gravelled driveway providing off road parking for several cars and leading to the single garage.

Rear Garden

Spacious rear garden with a good degree of privacy with an extended paved patio which is ideal for entertaining and spacious lawned area with retaining timber fencing, hedging and feature basket stone wall. Second paved patio to the rear of the garden captures the westerly sun.

Council Tax Band

D









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

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EPC Rating: C

Tenure: Freehold

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