



Connells

Lexden Close
Wootton Northampton

Lexden Close Wootton Northampton NN4 6DU

for sale offers in excess of
£650,000



Property Description

A truly stunning five bedroom detached family home situated in a desirable cul-de-sac location on the prestigious Wootton Fields development. The property has been much improved by the current owners and offers beautifully presented spacious accommodation.

Internally the property briefly comprises of entrance hall, large lounge, dining room, beautifully re-fitted kitchen and conservatory. Upstairs there are five double bedrooms, including two en-suite bedrooms, and family bathroom. Outside the front garden is low maintenance with a block paved drive giving off road parking and leading to the double garage. The rear garden is fully enclosed and mostly laid to lawn with planted beds and borders and a patio area offering an ideal entertainment space.

Entrance Hall

Light and airy entrance hall with door to the front elevation, glazed French doors to the living room and formal dining room and further doors to the downstairs cloakroom and kitchen/breakfast room. Feature modern staircase with glazed panels and built in storage, rising to the first floor landing, coving to ceiling and wall mounted radiator.

Cloakroom

Two piece suite comprising low level flush w.c and wash hand basin. Half height tiling, coving to ceiling and wall mounted radiator. UPVC double glazed window to the front elevation.

Living Room

26' 8" x 11' 7" (8.13m x 3.53m)

UPVC double glazed bay window to the front elevation and bi-fold doors opening to the

conservatory. Feature fireplace with wood burning stove, coving to ceiling and wall mounted radiators.

Conservatory

14' 7" x 11' 7" (4.45m x 3.53m)

UPVC double glazed conservatory set on a dwarf wall with double glazed windows to the rear and side elevations with tiled roof and fully plastered internal walls. Recessed spotlights to ceiling and UPVC double glazed French doors to side elevation leading out to the rear garden.

Formal Dining Room

14' 9" into bay x 10' 4" (4.50m into bay x 3.15m)

UPVC double glazed bay window to rear elevation, looking out over the rear garden. Coving to ceiling and wall mounted radiator.

Kitchen/ Breakfast Room

16' 4" max x 17' 5" max (4.98m max x 5.31m max)

Re-fitted high end kitchen with a range of wall, base and island units. Sink with mixer tap over set into granite work surfaces with complimentary upstands. Integrated appliances comprise induction hob, double oven, dishwasher, washing machine and tumble dryer. Space for an American size fridge/freezer. Recessed spotlights to ceiling. UPVC double glazed window to the rear elevation, double glazed door to the side elevation, bi-fold double glazed doors leading out to the rear garden and courtesy door to double garage.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to five bedrooms and the family bathroom. Double airing cupboard and access to the loft space.

Main Bedroom

15' 7" max x 14' max (4.75m max x 4.27m max)
Two UPVC double glazed windows to the front elevation. Range of built-in wardrobes, dressing table with drawers, coving to ceiling, recessed spotlights to ceiling, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Re-fitted modern three piece suite comprising shower cubicle, wash hand basin and low level flush w.c with half height tiling. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the front elevation.

Bedroom Two

14' 7" max x 13' 7" max (4.45m max x 4.14m max)
UPVC double glazed window to the rear elevation. Built-in wardrobes and dressing table with drawers, coving to ceiling and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

White three piece suite comprising double shower cubicle, wash hand basin and low level flush w.c with half height tiling. Coving to the ceiling. Chrome heated towel rail, extractor fan and UPVC opaque double glazed window to the rear elevation.

Bedroom Three

14' x 10' (4.27m x 3.05m)
UPVC double glazed window to the front elevation. Recessed spotlights, coving to ceiling and wall mounted radiator.

Bedroom Four

12' 7" x 8' 10" (3.84m x 2.69m)
UPVC double glazed window to the rear elevation. Fitted wardrobes, coving to ceiling and wall mounted radiator.

Bedroom Five/ Home Office

10' 9" x 9' (3.28m x 2.74m)
Bedroom Five/ work from home office with UPVC double glazed window to the rear elevation. Fitted wardrobes, coving to ceiling and wall mounted radiator.

Family Bathroom

Re-fitted modern four piece suite comprising panelled bath, shower cubicle, wash hand basin set into a vanity unit, low level flush w.c with half height tiling. Recessed spotlights to ceiling, extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the side elevation.

Outside

Double Garage

Double garage with two up and over doors with power and lighting connected. Courtesy door to the kitchen/ breakfast room. EV charging point.

Front Garden

Low maintenance front garden with block paved driveway providing off road parking for 3 vehicles and leading to the double integral garage with EV charging point. Gravelled area with shrubs bordered by wrought iron railings. Gated side access leading to the rear garden.

Rear Garden

Paved patio area providing an ideal space for entertaining and leading to a large lawn area. Mature shrub borders and trees, retaining timber fencing, outside light and gated access to the side leading to the front of the house.

Council Tax Band

G.









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 Council Tax
 Band: G

Tenure: Freehold

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