



Connells

Middle Greeve
Wootton Northampton

Middle Greeve Wootton Northampton NN4 6BB

for sale guide price
£525,000



Property Description

Ideally located in the desirable location of Wootton Fields and within easy access of the M1 motorway, as well as local schools and amenities. The property in brief comprises entrance hall, downstairs cloakroom, study, lounge with feature bay window, fitted kitchen, dining room and conservatory. To the first floor there are four bedrooms, with en-suite to bedroom one and the family bathroom completing the internal accommodation. Double detached garage and driveway providing off road parking space. Viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with complementary opaque window to the side. Doors leading off to the cloakroom, lounge, dining room, study and kitchen/breakfast room. Stairs rising to the first floor landing. Wall mounted radiator.

Cloakroom

Suite comprising a low level flush w.c and wash hand basin with tiling to the splash back areas and floor. Extractor fan and wall mounted radiator.

Lounge

18' 10" max x 12' (5.74m max x 3.66m)

Double glazed bay window to the front elevation, fireplace and wall mounted radiator.

Dining Room

10' 9" x 10' 3" (3.28m x 3.12m)

Double doors opening to conservatory. Wall mounted radiator.

Study

10' 3" max x 8' (3.12m max x 2.44m)

Double glazed apse window to the rear elevation and wall mounted radiator.

Kitchen

13' 6" x 10' 6" (4.11m x 3.20m)

Fitted with a range of wall and base level units with complementary worksurface and inset sink with tiling to splash back areas. Integrated appliances comprising upright fridge freezer, double electric oven, and induction hob with a cooker hood over. Connecting door to the utility area.

Utility Room

9' 1" x 8' 5" (2.77m x 2.57m)

Fitted with wall and base level units. Sink set into the work surface with tiling to the splash back areas. Plumbing for a washing machine and space for a tumble dryer. Boiler, and opaque glazed door to the side elevation.

Conservatory

10' 2" x 8' 11" (3.10m x 2.72m)

UPVC and brick construction. Double glazed doors to the rear garden.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to the four bedrooms and family bathroom. Access to the loft, airing cupboard, and wall mounted radiator.

Bedroom One

15' 4" x 12' 1" (4.67m x 3.68m)

Double glazed window to the front elevation.
Fitted wardrobes and wall mounted radiator.
Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin with tiling to the splash back areas. Shaving point, wall mounted radiator and opaque double glazed window to the front elevation.

Bedroom Two

15' 1" x 14' 2" (4.60m x 4.32m)

Double glazed window to the front elevation.
Fitted wardrobe and wall mounted radiator.

Bedroom Three

13' 1" x 12' 1" (3.99m x 3.68m)

Double glazed window to the rear elevation.
Built in wardrobes and wall mounted radiator.

Bedroom Four

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to the rear elevation.
Built in wardrobes and wall mounted radiator.

Family Bathroom

Suite comprising a shower cubicle, bath, low level flush w.c and wash hand basin with tiling to the splash back. Wall mounted radiator and opaque double glazed window to the rear elevation.

Outside

Front Garden

Laid to lawn with some planted beds.
Driveway providing off road parking.

Rear Garden

Fully enclosed rear garden laid to lawn, with patio and decking area which are ideal for entertaining.

Garage

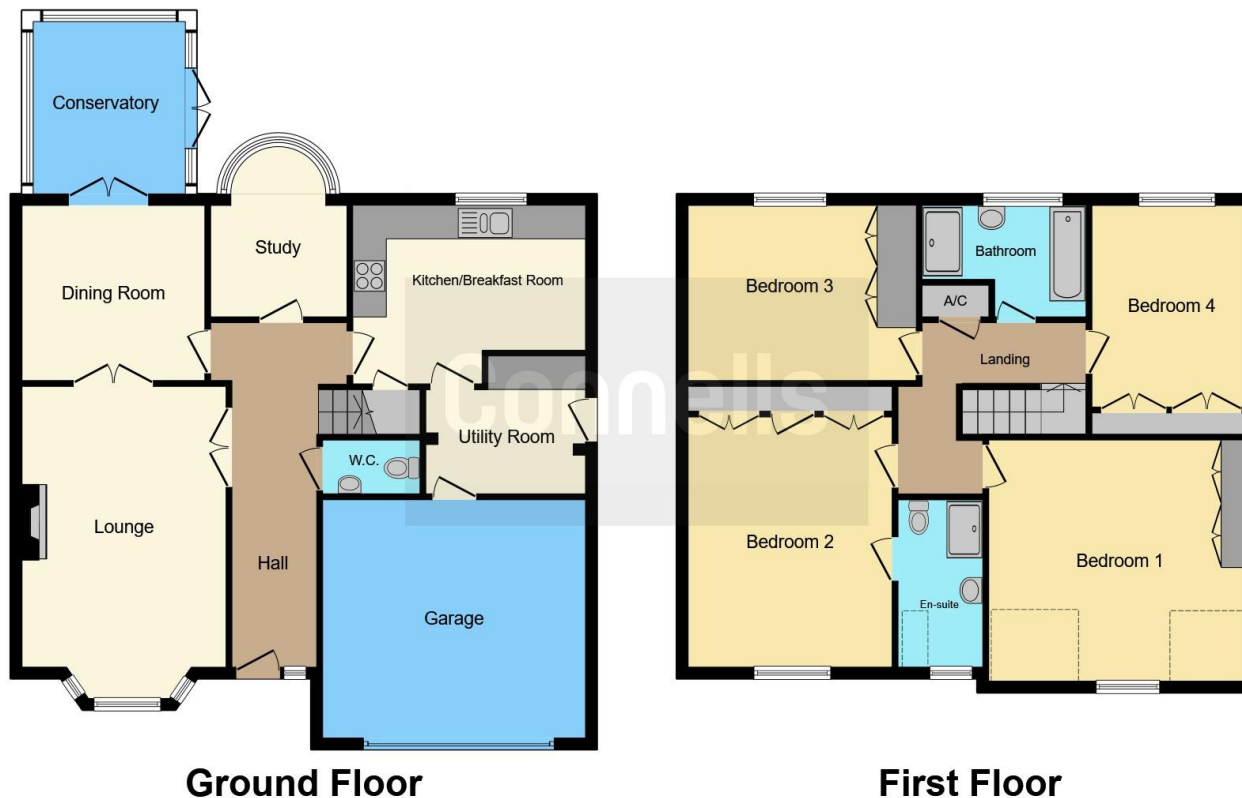
15' 8" x 14' (4.78m x 4.27m)

Integrated double garage.









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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T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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