



**Connells**

Carey Road  
Hackleton Northampton





### Property Description

Set on a spacious corner plot in a cul-de-sac location in the desirable village of Hackleton, on the South side of Northants, is this well presented three bedroom semi-detached family home benefiting from off road parking for several cars, a generous lawned garden and spacious accommodation.

Internally the property comprises an entrance hall, living room with open fireplace, UPVC conservatory with fitted office furniture which is an ideal work from home space. The beautiful new kitchen/dining room has space for a good size dining table and chairs, and the benefit of a walk in pantry with space for a condensing tumble dryer. To the first floor there are three good size bedrooms and a spacious family bathroom. Outside to the front of the house there is a gravelled driveway providing off road parking for several cars, and gated access to the lawned rear/side garden, which is fully enclosed by retaining timber fencing.

Hackleton Village provides a Primary School which is currently rated as Outstanding by Ofsted, and is within walking distance of the property. A newly installed children's play area, and outdoor gym with running track, located on the Recreation Ground. The village also has two Preschools within walking distance of the property, a Post Office within the local shop, Church with community cafe which is open midweek, and a public house. Viewing of this well presented family home is highly advised to fully appreciate the space this property provides.

### Entrance Hall

A beautiful re-fitted composite door and UPVC double glazed window to the front elevation. Further doors lead off to the living room and kitchen/ dining room. Wall mounted radiator and stairs rising to the first floor landing.

### Living Room

14' 5" x 11' 9" ( 4.39m x 3.58m )  
Two UPVC double glazed windows to the front elevation. Feature open fire place, wall mounted radiator, coving and recessed spot lights to ceiling, and patio doors opening to the UPVC conservatory.

### Conservatory

16' 6" x 11' 10" ( 5.03m x 3.61m )  
Spacious UPVC conservatory set on a dwarf brick wall, with French doors leading out to the rear garden. Fitted office furniture providing an opportunity to use as a work from home area, and complimented by a tiled floor.

### Kitchen/ Dining Room

14' 2" max x 13' 6" ( 4.32m max x 4.11m )  
New modern fitted kitchen with a range of wall and base level units. One and a half bowl sink with mixer tap over, set beneath the work surfaces with complimentary up stands. Integrated appliances comprising fridge / freezer, dishwasher, washing machine, eye level double electric fan oven, microwave oven, and four ring induction hob with stainless steel cooker hood over. Recess spot lights to the ceiling, space for a dining table and chairs and walk-in pantry with space for a condensing tumble dryer. Wall mounted radiator, UPVC double glazed window to the rear elevation, and UPVC double glazed door to the side elevation leading out to the rear and side garden.

### First Floor Landing

Stairs rising from the entrance hall. Doors lead off to three good size bedrooms and the spacious family bathroom. Access to the loft space, double airing cupboard and recess spot lights to ceiling.



### Bedroom One

11' 10" x 10' 7" ( 3.61m x 3.23m )

Good size double bedroom with two UPVC double glazed windows to the front elevation, wall mounted radiator and space for freestanding wardrobes and drawers. Power and TV sockets for a wall mounted TV.

### Bedroom Two

11' 10" x 9' ( 3.61m x 2.74m )

Good size double bedroom with two UPVC double glazed windows to the rear elevation, wall mounted radiator and space for freestanding wardrobes.

### Bedroom Three

8' 7" x 7' 8" ( 2.62m x 2.34m )

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

### Family Bathroom

Spacious bathroom with three piece white suite comprising panelled bath with shower mixer tap over, low level flush w.c, pedestal wash hand basin and tiled to splash back areas. Chrome heated towel rail, extractor fan, recess spot lights to the ceiling and UPVC opaque double glazed window to the rear elevation.

### Outside

#### Driveway

Set to the front of the house is a gravelled driveway which is accessed via a drop kerb and provides off road parking for several cars. Gated access to the rear and side garden.

#### Rear and Side Garden

Southerly facing and spacious rear and side garden, which is mainly laid to lawn with shrub borders and retaining timber fencing. Decked area which is ideal for entertaining, and gated access to the front of the house.

#### Agents Notes

The current vendor has installed new UPVC fascias and guttering.

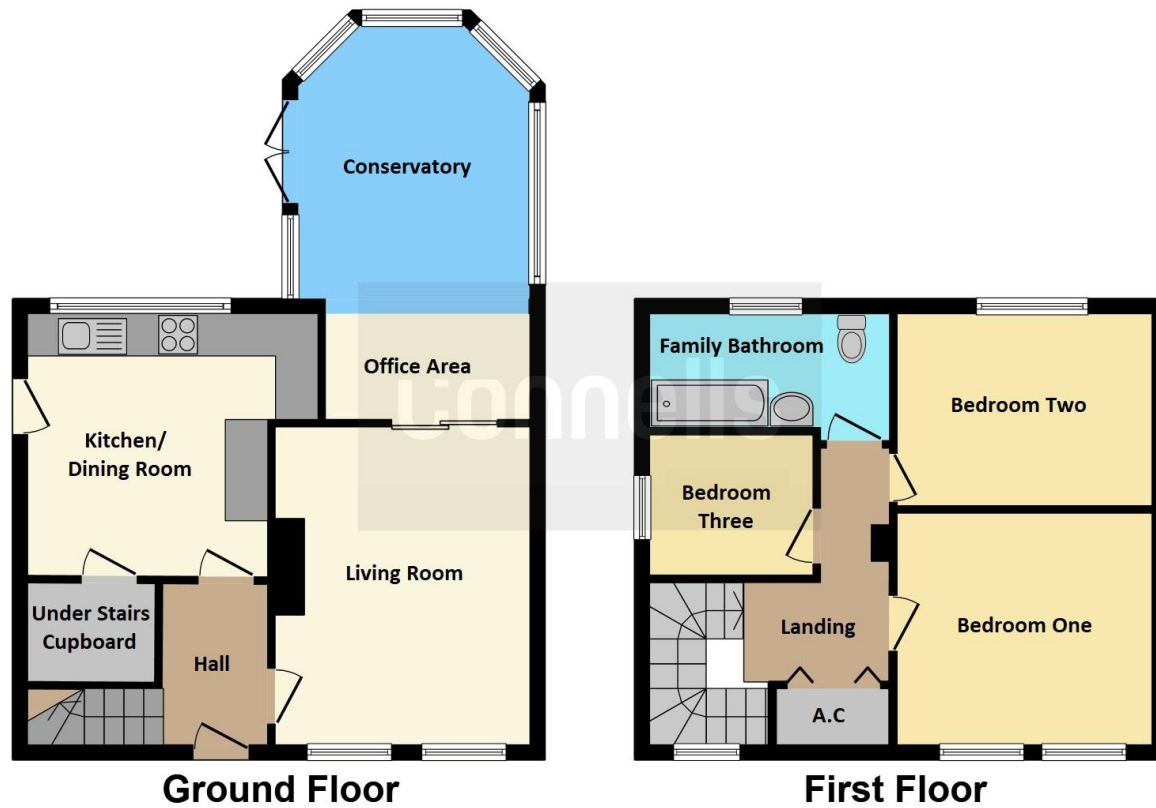
Previous planning permission was approved for a double height extension to the side of

the property. The planning application can be viewed on the West Northampton planning web site with the Reference: S/2011/0641/FUL.

### Council Tax Band

B





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WFL407161](https://www.connells.co.uk/Property/WFL407161)**

Tenure: Freehold



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