

for sale

offers in excess of **£450,000**



## Long Meadow Wootton NORTHAMPTON NN4 6AN

Set in a cul-de-sac location and within easy access to the M1 motorway, local schools and amenities is this detached family home having been updated and improved by the current owner. Viewing of this wonderful home is highly advised to fully appreciate. Southerly facing garden.



# Long Meadow Wootton NORTHAMPTON NN4 6AN

## Entrance Hall

Door to front elevation with further doors leading off to the downstairs cloakroom, living room, and kitchen/dining room. Under stairs storage cupboard, wall mounted radiator and stairs rising to the first floor landing.

## Cloakroom

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

## Living Room

14' x 13' 5" excluding bay ( 4.27m x 4.09m excluding bay )

Double glazed bay window the front elevation and windows to side elevation. TV point and wall mounted radiator.

## Kitchen / Dining Room

21' x 9' 6" ( 6.40m x 2.90m )

Kitchen with a range of wall and base level units. One and a half bowl sink and drainer set into work surfaces with swan neck mixer tap over and complimentary up stands. Integrated appliances comprise fridge, dishwasher, microwave oven, double electric oven and four ring gas hob with splash back and extractor cooker hood. Space for dining table and chairs, wall mounted radiator and double glazed window to the rear elevation and double glazed French doors with complimentary double glazed windows either side. Open to the utility room.

## Utility Room

Fitted with a range of wall and base level units. Integrated freezer and plumbing for washing machine. Partly glazed door to the side elevation.

## First Floor Landing

Stairs rising from the entrance hall. Doors lead off to the four bedrooms and a re-fitted family bathroom. Airing cupboard and access to the loft space.

## Bedroom One

12' max x 12' excluding wardrobes ( 3.66m max x 3.66m excluding wardrobes )

Double glazed windows to front and side elevations. Built-in wardrobes, wall mounted radiator and door leading to the en-suite shower room.

## En-Suite Shower Room

Re-fitted three piece suite comprising tiled shower cubicle, low level flush w.c and pedestal wash hand basin. Shaving point, heated towel rail and extractor fan. Opaque double glazed window to the side elevation.





## Bedroom Two

9' 8" x 9' 9" excluding wardrobes ( 2.95m x 2.97m excluding wardrobes )

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

## Bedroom Three

11' 4" max x 9' 5" ( 3.45m max x 2.87m )

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

## Bedroom Four

11' 4" x 6' 9" ( 3.45m x 2.06m )

Double glazed window to front elevation and wall mounted radiator.

## Outside

## Integral Garage

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

## Front Garden

Tarmac driveway providing off road parking and leading to a single integral garage. Low maintenance area laid to stones and gated access to the side leading to the rear garden.

## Rear Garden

Beautiful southerly facing rear garden which is mainly laid to lawn to the rear and side. Retaining timber fencing and paved patio which is ideal for entertaining. Outdoor power points, tap and side access leading to the front of garden. Courtesy door to the rear garden.

## Council Tax Band

E.





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Tenure: Freehold EPC Rating: D

Council Tax Band: E

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