



Benham Road, Greens Norton, NN12 8DB



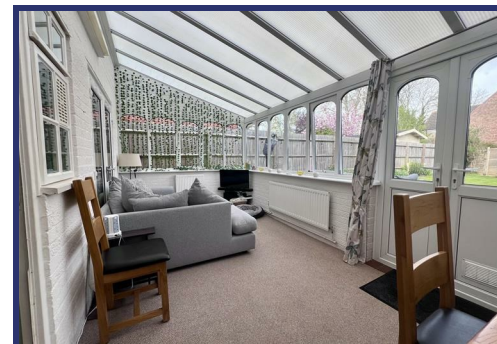
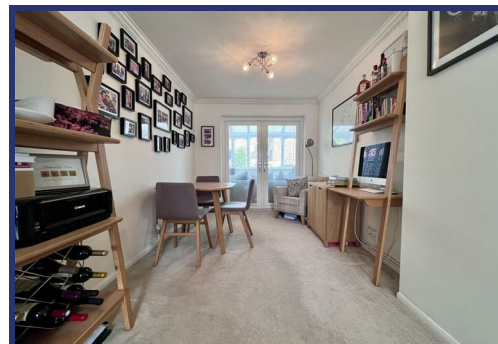
5 Benham Road
Greens Norton
Northamptonshire
NN12 8DB

£385,000

Carters are pleased to offer for sale this well presented four bedroom detached property situated in the popular village of Greens Norton.

Benefits include a garage conversion with an extension above giving the property four DOUBLE bedrooms, a conservatory, and a re-fitted bathroom. The accommodation in full comprises, entrance porch, hallway, cloakroom, lounge/dining, kitchen, conservatory, and a utility/storage room. The first floor comprises four double bedrooms and a re-fitted bathroom. To the exterior, there are front and rear gardens, and off road parking on the driveway for two vehicles.

- AN EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- LOUNGE/DINING
- KITCHEN
- CONSERVATORY
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- VILLAGE LOCATION
- NO ONWARD CHAIN





Ground Floor

The property is entered via a front door with double glazed side panels into a large entrance porch with tiled flooring. Window and a part glazed door leads to the utility/storage room. A further part glazed door leads to the hallway which has stairs rising to the first floor landing, open-plan understairs storage cupboard, door to lounge/diner. Doorway to the kitchen and a door to the cloakroom.

The re-fitted cloakroom has a suite comprising low level w.c. and wash hand basin with cupboard under. Obscure double glazed window to the front aspect.

The lounge/diner is dual aspect with a walk-in box bay window to the front aspect and double glazed French doors opening onto the conservatory.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with a four ring gas hob and extractor hood over. Plumbing for washing machine. Space and plumbing for a slim-line dishwasher.

A glazed panel door leads into the conservatory which is of brick base and UPVC double glazed windows and French doors to the rear garden. This room has two radiators. A solid door and a step down lead into the utility/storage room which has power and light and houses the gas meter.

First Floor

Access to loft. Doors to all rooms. Cupboard housing the gas central boiler and hot water tank.

Bedroom one is located to the rear of the property with double glazed windows to rear and side aspects. Built-in double wardrobes. Bedroom two also has a double glazed window which overlooks the rear garden. Bedroom three is of double size with two double glazed windows to the front aspect. Bedroom four has a double glazed window to the front aspect.

The re-fitted bathroom has a suite comprising low level w.c., panel bath with a digital shower over and a wash hand basin with cupboard under. Fully tiled around the bath area. Obscure double glazed window to the side aspect.

Gardens

The front of the property has a small area of lawn and a block paved driveway offering parking for two

vehicles. Gated side access leads to the rear garden which comprises a seating area spanning the width of the property. The remainder is laid to lawn with planted borders. There are external power points and a timber storage shed.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: West Northants Council.

Council Tax Band: E.

The central heating is mains gas to radiator, and the boiler is located in the airing cupboard on the first floor landing.

Greens Norton - Location

The village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing circuit at Silverstone.

Disclaimer

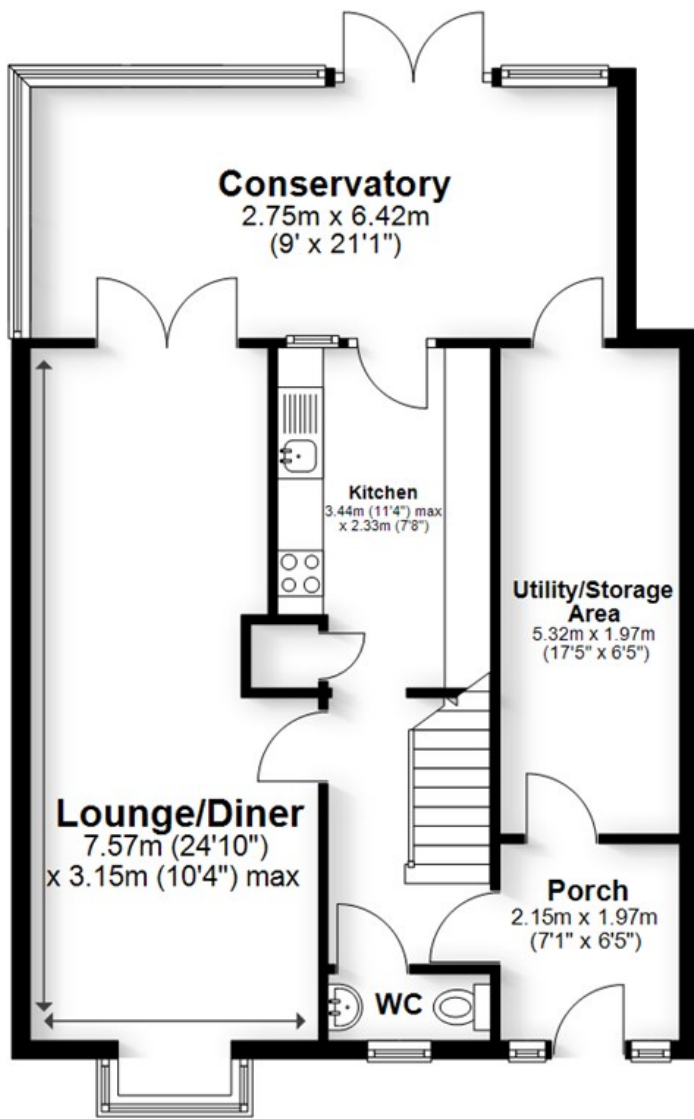
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





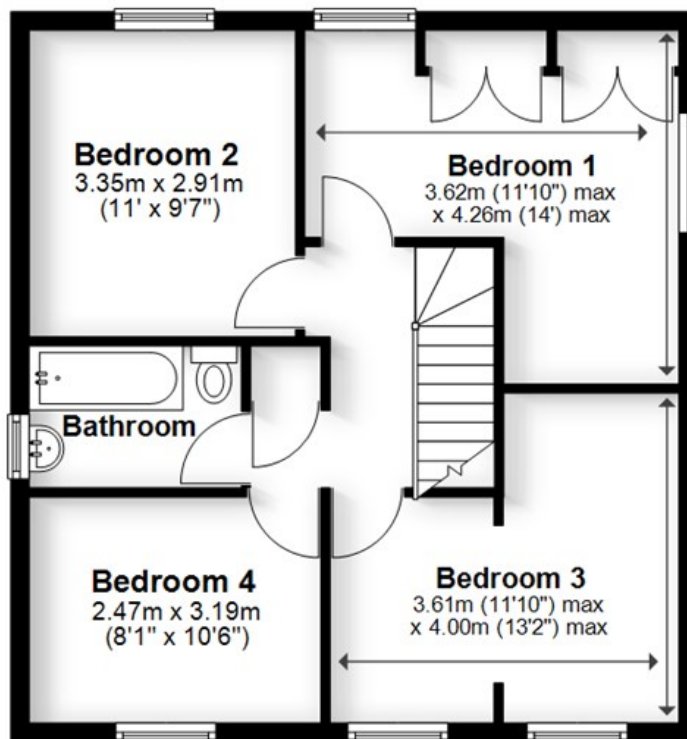
Ground Floor

Approx. 72.7 sq. metres (782.0 sq. feet)



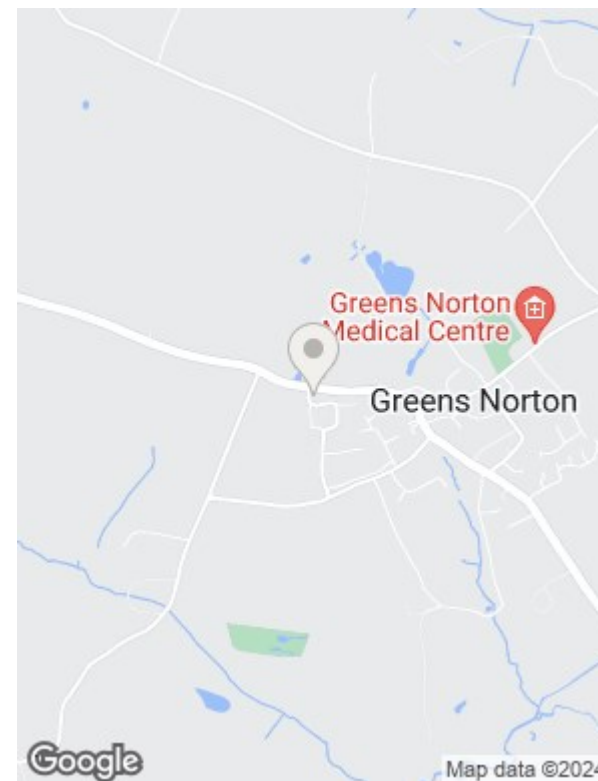
First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 126.4 sq. metres (1360.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

