

# SIMON MUSTO

Sales and Lettings



## 5 Dovecote Drive, Little Addington Northamptonshire NN14 4BE £450,000 Freehold

This property has been reduced to an absolute bargain due to the vendors personal circumstances. This is a fixed price with no offers.

An extremely large extended detached village home situated in a very quiet cul de sac in one of the areas premier village locations with easy access to the A14, Rushden lakes shopping centre and not too far away from local amenities. Little Addington is a beautiful village with a good pub, an excellent primary school in the neighbouring village of Great Addington and is completely surrounded by beautiful countryside with many walking trails. The accommodation comprises, entrance hall, dining hall, living room, conservatory, cloaks/WC, kitchen/breakfast room, utility room, four bedrooms, two bathrooms, double garage and large gardens. Viewing is essential.



### ENTRANCE HALL

Door to front, stairs leading up to a gallery reception hall, karndeian flooring

### DINING HALL

13'4 x 11'6 (4.06m x 3.51m)

Large picture window to front, radiator

### LIVING ROOM

20' x 13'5 (6.10m x 4.09m)

Patio door and further window to rear garden, another patio door leading to conservatory, two radiators and telephone & TV aerial points

### CONSERVATORY

15' x 12'5 (4.57m x 3.78m)

A large conservatory of UPVC and brick construction. Twin French doors to rear garden, many opening windows, opening roof window, blinds, light and power, karndeian flooring

### KITCHEN/BREAKFAST ROOM

14'5 x 14' (max) (4.39m x 4.27m (max))

Window to front with a very attractive outlook, a recently refitted top end John Lewis kitchen with a comprehensive range of base and wall units, composite work surfaces, inset stainless steel sink unit, twin Neff ovens, one being a microwave oven, space for American fridge freezer, induction hob and extractor hood, integrated dishwasher, pull out storage units, karndeian flooring, convector radiator

### UTILITY ROOM

A small utility room with doors leading to the kitchen and conservatory, work surfaces, fitted wall units, plumbing for appliances, ceramic wall tiling, two Velux windows.

### CLOAKS/WC

Window to front, refitted suite with vanity hand basin unit and low level WC, radiator, karndeian flooring, ceramic wall tiling

### INNER HALL

Radiator, cupboard housing a recent hot water tank and system, downlighters, loft hatch with ladder and light, large walk in cloaks cupboard

### BEDROOM ONE

13'5 x 11'8 (4.09m x 3.56m)

Window to rear, a range of purpose built bedroom furniture to include wardrobes, bedside units and storage, radiator

### DRESSING ROOM

11'5 x 7'2 (3.48m x 2.18m)

Window to front, karndeian flooring, a further range of purpose built furniture.

### ENSUITE

Window to rear, radiator, refitted suite, low level WC, vanity hand basin and double walk in shower cubicle, ceramic wall tiling, downlighters, karndeian flooring

### BEDROOM TWO

11'6 x 11' (3.51m x 3.35m)

Patio door and window leading to a balcony at the front, radiator, built in wardrobes

### BEDROOM THREE

10'5 x 8'5 (3.18m x 2.57m)

Window to rear, double built in wardrobes, radiator

### BEDROOM FOUR

10'6 x 6'10 (3.20m x 2.08m)

Window to rear, radiator, built in wardrobe

### BATHROOM/WC

Window to front, radiator, refitted suite with low level WC, vanity unit with freestanding hand basin bowl, bath, walk in shower cubicle, towel rail/radiator, karndeian flooring, full ceramic tiled walls

### FEATURES

Oil central heating, UPVC windows and doors

### DOUBLE GARAGE

A very large integral garage with light and power, remote controlled door

### GARDENS

This property occupies a truly wonderful plot with attractive village views to the front and backing directly on to farm land at the rear. To the front of the property there is a very large driveway with off-road parking for several cars, two large lawns, extensive flower and shrub borders. There is a gate leading to the rear and to the rear there is a very well maintained and very private rear garden with block paved patio, a large koi pond, extensive lawns, 2 patio areas, greenhouse, shed, outside tap, lights and exterior power points, vegetable area, lots of well stocked flower borders

### DISCLAIMER

Simon Musto Estate Agents has not tested any services or appliances. Particulars are offered for information only. Accuracy is not guaranteed nor shall the description of the property constitute an offer of contract



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) A	
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	