



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Harborough Road, Clipston

3 2 0



“Village Living with Views!”

Situated in the picturesque village of Clipston within the rolling Northamptonshire countryside, this impressive and extended dormer bungalow boasts generous proportions throughout, three double bedrooms, a spacious rear garden and stunning views to the rear from the first-floor bedroom!

Entrance through the uPVC front door leading into the porch with space for shoe storage and a timber and glass panelled door opens through to the entrance hall.

Welcoming entrance hall with engineered oak flooring and stairs flowing up to the first-floor landing.

Impressively proportioned and neutrally decorated living room in excellent decorative order, featuring high quality laminate flooring, two windows with plantation style shutters, French doors into the conservatory and a cast iron fireplace with a solid pine surround adding a focal point to the room. A useful under stair cupboard also provides additional storage.

Light and airy conservatory with ceramic tiled flooring, French doors out to the patio and benefitting from central heating, perfect to be used in those colder months.

Extended kitchen comprising ceramic tiled flooring, a host of solid timber fitted units, contrasting tiled and timber work surfaces, a Belfast sink, and integrated appliances including a fridge, dishwasher and washing machine, and a stunning Belling range-style cooker tucked into a brick fireplace (cooker available by separate negotiation).

Utility room with the oil-fired boiler and a door through to the garage with power, light and an electric up and over garage door.

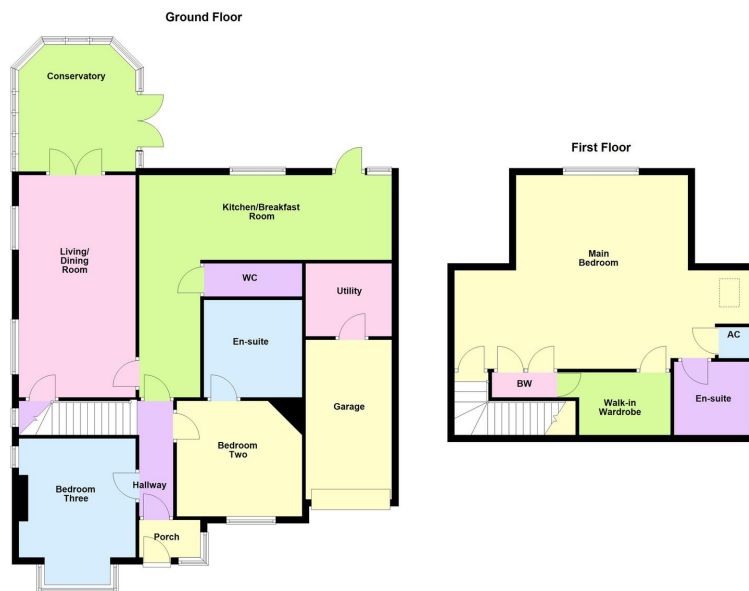
Ground floor second bedroom benefitting from a large window to the front elevation with plantation style shutters, a period style fireplace, and a fantastic en suite bathroom. The impressive en suite comprises travertine flooring, ceramic tiled walls, a chrome heated towel rail and a white four-piece suite to include a low-level WC, a pedestal wash hand basin, a corner bath with jacuzzi style jets, a walk in double width shower enclosure with a fitted shower over.

Third bedroom also on the ground floor, boasting a beautiful bay window with plantation style shutters and offering the flexibility to be utilised as a snug/playroom or home office.

The main bedroom occupies the entire first floor and is a fantastic size with a large window to the rear elevation, drawing the eye to the stunning views in the distance of the rolling countryside. A multitude of cupboards provide additional storage, with the benefit of a walk-in wardrobe and ample eaves storage space. The en suite shower room comprises ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin, a chrome heated towel rail and a corner shower enclosure with a fitted shower over.

The property features a generous frontage. There is a raised brick border to the front with a mature tree, sporadic plantings and a gravelled driveway providing off road parking for three to four cars. An electric up and over garage door offers further parking on one side, and a coveted car port on the other. The delightful rear garden is an excellent size and features a spacious stone patio leading from the rear doors offering the perfect space to sit out and entertain friends and family. A decking area sits beyond the conservatory providing a further seating area. Steps lead down to a spacious lawn area, with mature plantings on the right-hand side.





- Living/Dining Room - 6.35m x 3.4m (20'10" x 11'2")
- Kitchen/Breakfast Room - 7.37m x 2.49m (24'2" x 8'2") max
- Utility - 2.54m x 2.13m (8'4" x 7'0")
- Conservatory - 3.84m x 3.23m (12'7" x 10'7") max
- Main Bedroom - 8.53m x 5.54m (28'0" x 18'2") max
- En Suite - 2.21m x 2.13m (7'3" x 7'0")
- Bedroom Two - 3.66m x 3.61m (12'0" x 11'10") max
- En Suite Two - 3.02m x 2.51m (9'11" x 8'3")
- Bedroom Three - 3.66m x 3.61m (12'0" x 11'10")
- Garage - 4.67m x 2.51m (15'4" x 8'3")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

