

NEW INSTRUCTION



MIDDLETHORPE

Weedon Lois, Towcester, NN12 8PS



DAVID COSBY
ESTATE AGENTS



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Middlethorpe, Weedon Lois, NN12

Total GIA Floor Area Approximately 53 sqm (570 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Refurbishment project
- two-bedroom semi-detached bungalow
- Large reception rooms
- Kitchen with direct side access
- Front and rear gardens
- Brick outbuilding
- No onward chain

Description

A two-bedroom semi-detached bungalow occupying a cul-de-sac position on the edge of a well-regarded rural village. The property is offered for sale with no onward chain as part of a housing association asset disposal programme and is sold as seen. It is in need of comprehensive refurbishment throughout and is likely to appeal to purchasers seeking a project with scope to improve and reconfigure, subject to the usual consents.

The accommodation is arranged over a single storey and comprises an entrance hall giving access to all principal rooms, including a well-proportioned sitting room to the rear with a garden outlook and open fireplace, and a kitchen with direct side access. There are two bedrooms, one of which benefits from built-in storage, together with a bathroom fitted with a three-piece suite. The existing layout is typical of its type and offers potential for alteration as part of a wider programme of works.

Externally, the property is set behind a private front garden enclosed by established hedging, with pathways leading to the entrance and gated access to the side and rear. The rear garden extends to in excess of 90 ft in depth and is enclosed by a mixture of hedging and fencing, now requiring attention in part. A brick-built outbuilding provides useful ancillary storage and is fitted with power and lighting.

A TWO-BEDROOM SEMI-DETACHED BUNGALOW OFFERING CLEAR SCOPE FOR COMPREHENSIVE REFURBISHMENT AND IMPROVEMENT, AVAILABLE FOR SALE AS SEEN WITH FRONT AND REAR GARDENS AND A USEFUL OUTBUILDING.



The Property

Entrance Hall

Accessed via a part-glazed entrance door with a three-bar locking mechanism, the entrance hall provides access to the principal accommodation. Floors throughout the property have been stripped back in readiness for new floor finishes.

Kitchen

The kitchen is a well-proportioned room fitted with a range of timber-effect base and wall units. Timber-effect laminate flooring is laid throughout, and a three-light casement window to the front elevation provides natural light and ventilation. A part-glazed door opens to the side of the property, providing useful secondary access. There is space for a freestanding cooker, fridge freezer, dishwasher and washing machine.

Sitting Room

Located to the rear right-hand side of the property, the sitting room is a well-proportioned reception space with a large casement window overlooking the rear garden. A feature open fireplace with a glazed tiled surround forms a focal point to the room.

Bedroom One

Positioned to the rear left-hand side of the property, Bedroom One is a spacious double room with a large casement window overlooking the rear garden, allowing for good natural light. The original fireplace has been blocked and vented, and built-in storage is provided by a large cupboard with double doors, fitted with a clothes rail and shelving, with an additional cupboard above.

Bedroom Two

A well-proportioned bedroom situated to the front left-hand side of the property, with a three-light casement window overlooking the front garden. Built-in storage is provided by a wardrobe with double panelled doors, fitted with a clothes rail and shelving, together with a cupboard above.

Bathroom

The bathroom is fitted with a white three-piece suite comprising a bath with shower over and grab rails, a pedestal wash hand basin with chrome pillar taps, and a low-level WC. A vertical panel radiator provides heating, while a top-hung obscured casement window to the front elevation allows for natural light and ventilation. The floor is finished in sheet vinyl, and the walls are partly tiled in ceramic tiling to full height.





Grounds

Front Aspect

Occupying a position at the end of a cul-de-sac, the property is approached through a private front garden enclosed by a privet hedge, with access provided via a traditional picket gate. Pathways lead to the centrally positioned entrance porch, and there is gated access to the side and rear gardens.

Side and Rear Aspects

The side of the property is laid to pathway with a shallow planted border and privet hedging providing screening. A part-glazed door, set beneath a pitched canopy, gives access to the kitchen.

The rear garden is of a good depth, extending to in excess of 90 ft, and is enclosed by a combination of hedging and fencing. Parts of the boundary treatment are in need of repair or replacement.

Outbuilding

The brick-built outbuilding in the rear garden has a concrete deck roof, secure pedestrian access and a double-glazed casement window providing natural light. Fitted with power and lighting, the outbuilding provides useful ancillary storage and may offer scope for alternative uses, such as home office space, subject to the usual consents.



Location

The property is situated on Middlethorpe, a no-through lane on the edge of the rural village of Weedon Lois, in South Northamptonshire. The setting combines a distinctly rural character with open countryside immediately to hand, while remaining within practical reach of nearby market towns.

Weedon Lois is a small, well-established village with a parish church and a traditional public house, and enjoys a quiet, agricultural backdrop of rolling fields and paddock land. A wider range of everyday amenities can be found in the nearby market towns of Towcester and Brackley, both offering supermarkets, independent shops, medical facilities and leisure provision. More comprehensive retail and rail services are available in Northampton and Banbury.

The area is well regarded for schooling, with a number of primary schools in surrounding villages and secondary education available in Towcester and Sponne School's catchment area (subject to confirmation). Independent preparatory and senior schools are also found within a reasonable driving distance.

For commuters, the A5 and A43 provide road links to the M1 (Junction 15a) and the wider motorway network. Mainline rail services operate from Northampton and Banbury, offering routes to London Euston and Birmingham.

Property Information

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity

Council Tax: Band B **EPC:** D **Tenure:** Freehold

Broadband: Standard Broadband Available

Heating: Air Source Heat Pump providing hot water and central heating

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval.

Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer.

*Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



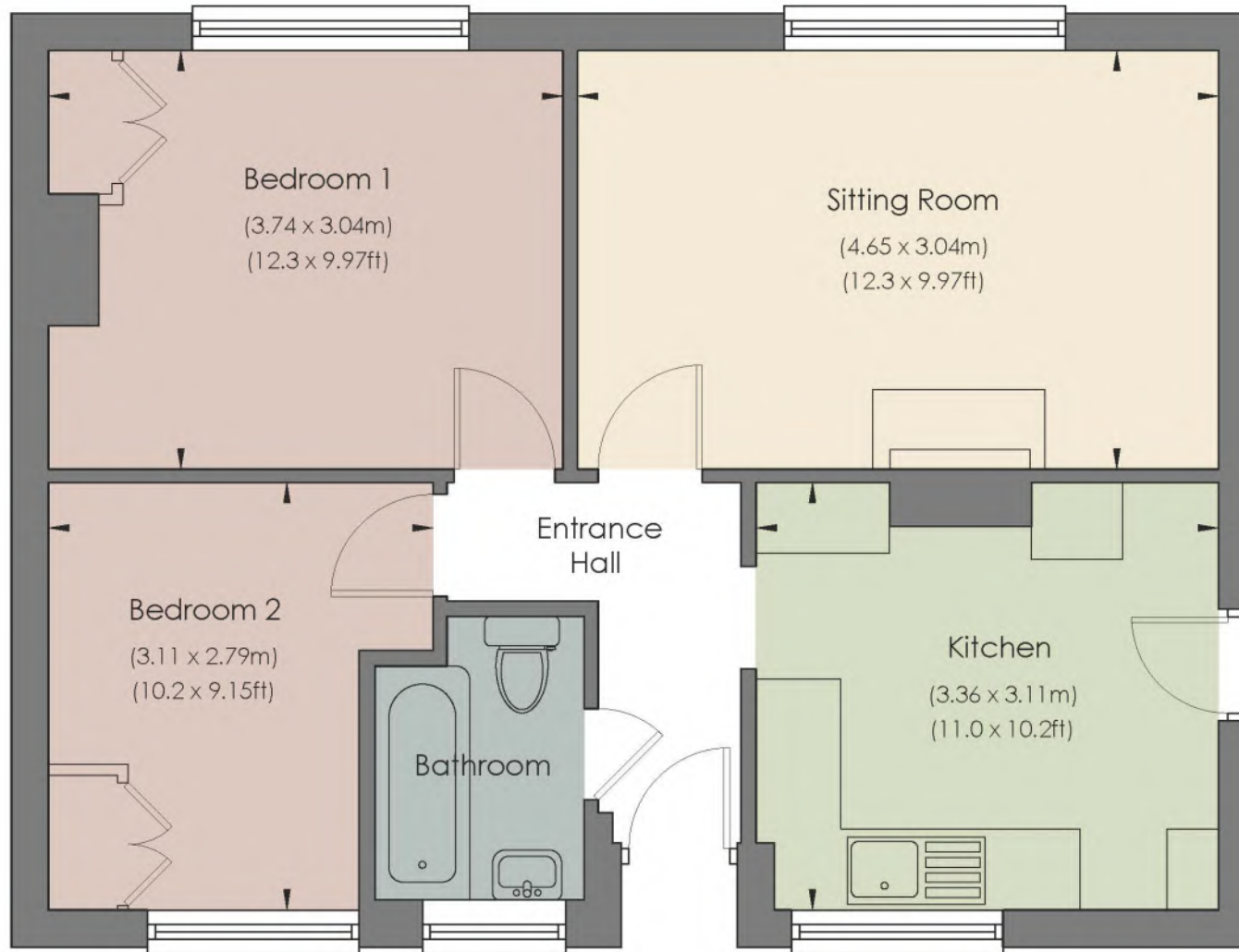
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Approximate GIA (Gross Internal Area) = 53 sqm (570 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 53 sqm (570 sqft)



WEEDON LOIS

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