53 Bengal Lane, Greens Norton, Northamptonshire, NN12 8BE

HOWKINS & HARRISON

53 Bengal Lane,
Greens Norton,
Northamptonshire,
NN12 8BE

Guide Price: £625,000

This well presented and deceptively spacious detached family home is quietly situated within the highly desirable village of Greens Norton. Extending to approximately 1,847 sq ft, comprising entrance hall, kitchen/breakfast room, utility & cloakroom, sitting room, snug, dining room, four generous bedrooms, one en-suite bathroom and a shower room. Outside, the property further benefits from front and rear gardens, a large garage and ample driveway parking.

Features

- Detached family home
- Sought-after village location
- En-suite master bedroom
- Three further generous bedrooms
- Shower room
- Kitchen/breakfast room
- Sitting room, snug & dining room
- Front & rear gardens
- Large garage with ample driveway parking
- EPC rating: C

Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from 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.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

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 at Silverstone.

Ground Floor

The spacious entrance hall has a cloakroom and utility room off, with stairs rising to the first floor. The kitchen benefits from a range of fitted units and integrated appliances, with a doorway leading to the snug, sitting room complete with wood burning stove, and the dining room, with patio doors leading to the rear garden.

First Floor

On the first floor are four very generous bedrooms. The master bedroom benefits from an en-suite bathroom, bedroom two and three with fitted wardrobes, bedroom four, and a shower room.

Outside

The property is quietly situated within Greens Norton, approached via a driveway offering ample off-road parking and access to the large garage through an electric roller door. Steps lead to the front door, with the remainder of the front garden laid to lawn with raised beds and well stocked borders.

To the rear, the mature garden is enclosed mostly laid to lawn with mature shrubs. There is a doorway into the rear of the garage, plus a courtesy gate leading to the driveway.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

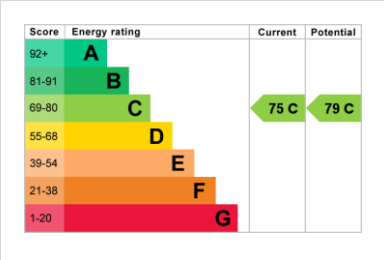
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

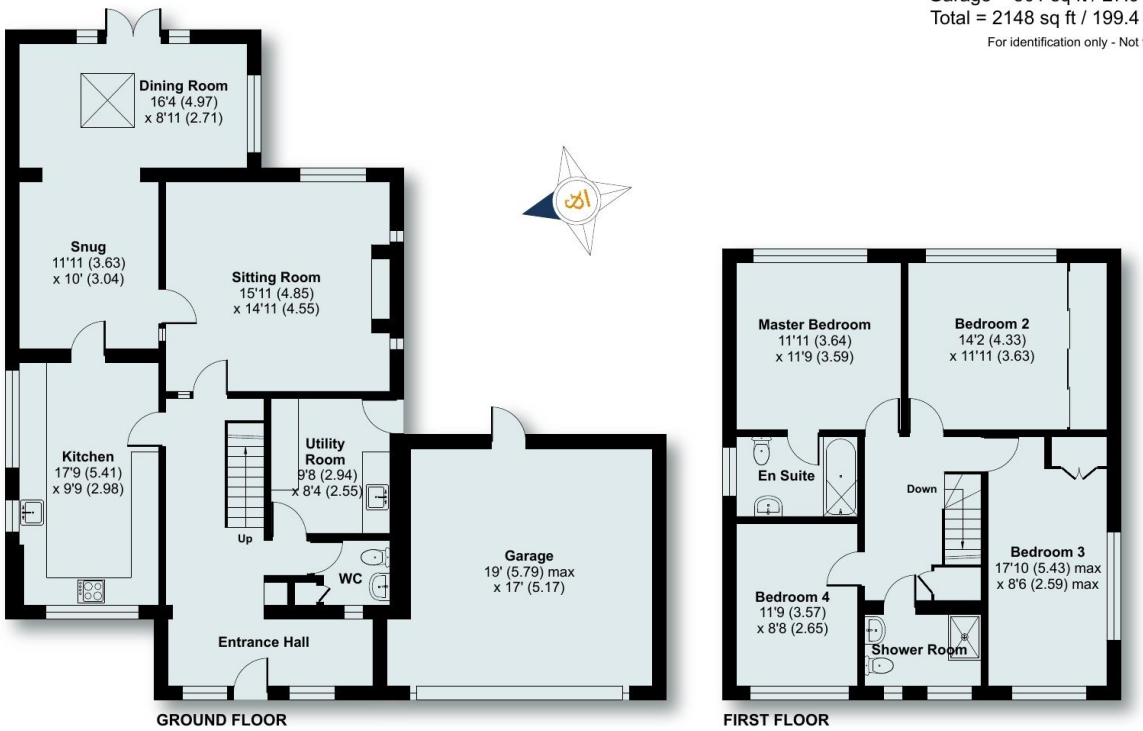
West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



Bengal Lane, Greens Norton, Towcester, NN12

Approximate Area = 1847 sq ft / 171.5 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 2148 sq ft / 199.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1495856

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HOWKINS & HARRISON

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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