

2 Windmill Lane | Denton | NN7 1DU

Matthew Nicholas







Offers In The Region Of £350,000

A delightful mature semi-detached house enjoying a private garden, off-road parking and a wealth of character features. The property has been sympathetically restored by the current owner and offers a gas fired radiator heating system, PVCu double glazing, refitted kitchen/dining room and refitted four piece bathroom. The accommodation comprises an entrance hall, sitting room with feature open fireplace, kitchen/dining room, rear lobby utility room, first floor landing, two double bedrooms and a bathroom. Presenting opportunities for further enlargement (subject to consents) if required and the property is a rare opportunity to acquire a stylishly upgraded mature house at an affordable level towards the edge of this sought after village.

- 'Turn key' property in superb order
- Beautifully refitted kitchen and bathroom
- Views over open countryside
- Established private rear garden
- Highly sought after village close to further amenities
- Easy access to Olney, Northampton & Milton Keynes

Decoratively glazed composite entrance door leading from the front into the

Lobby
Decorative tiled flooring, doors to kitchen and

Kitchen/ Dining Room
18'5" x 8'7" (5.63 x 2.63)
Fitted with a range of light stone coloured units with wood effect worksurfaces above. Inset composite sink with telescopic mixer tap, induction hob with extraction above and electric oven below, integrated dishwasher and space for fridge freezer. Quartz effect splash areas, space for table, downlights, recently fitted shutters, large tile flooring, doors to the sitting room and hallway

Utility/ Boot Room
8'0" x 4'11" (2.44 x 1.50)
Window to front with recently fitted blind, fitted cabinetry with space for washing machine and dryer.

Sitting Room
13'8" x 11'8" (4.17 x 3.57)
Bi-fold doors to the garden, feature period style fireplace with cast iron grate, TV point, LVT flooring. Agents Note: the chimney stack externally was rebuilt 2-3 years ago for the current owners.

Hallway
Decorative tiled floor, radiator, doors to garden and dining room, stairs to

First Floor Landing
Feature light, windows to the rear with recently fitted shutters, doors to all principle rooms

Bedroom One
11'10" x 11'5" (3.62 x 3.48)
Window to rear with recently fitted shutters, radiator, panelling.

Bedroom Two
11'3" x 9'11" (3.44 x 3.03)
Window to rear with recently fitted shutters, radiator, sink and tap.

Bathroom
8'2" x 8'1" (2.50 x 2.48)
Refitted with a contemporary suite comprising a WC, vanity jack and jill wash hand basins with mixer taps and cupboards below, freestanding 'Burlington' rolltop bath with hand held shower and taps. IP rated inset television, tiling to floor, towel warmer and radiator, lit and warmed mirror, wall and ceiling light fittings, window to the front with recently fitted shutters.

Outside
The property enjoys a graveled frontage with paving to the main door, parking for two/three cars and gated access to the main garden. further parking is available for residents at the end of Windmill Lane.

Rear Garden
An established garden enjoying privacy around a central lawn with mature hedged boundaries. Large porcelain paved terrace area enjoying a southerly aspect and access from both the entrance hall and bi-fold doors from the sitting room, timber shed adjoining to the front access gate.

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.



















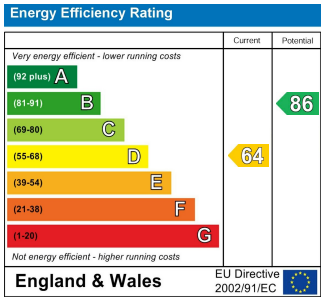
Further Information

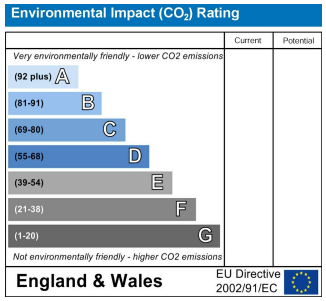


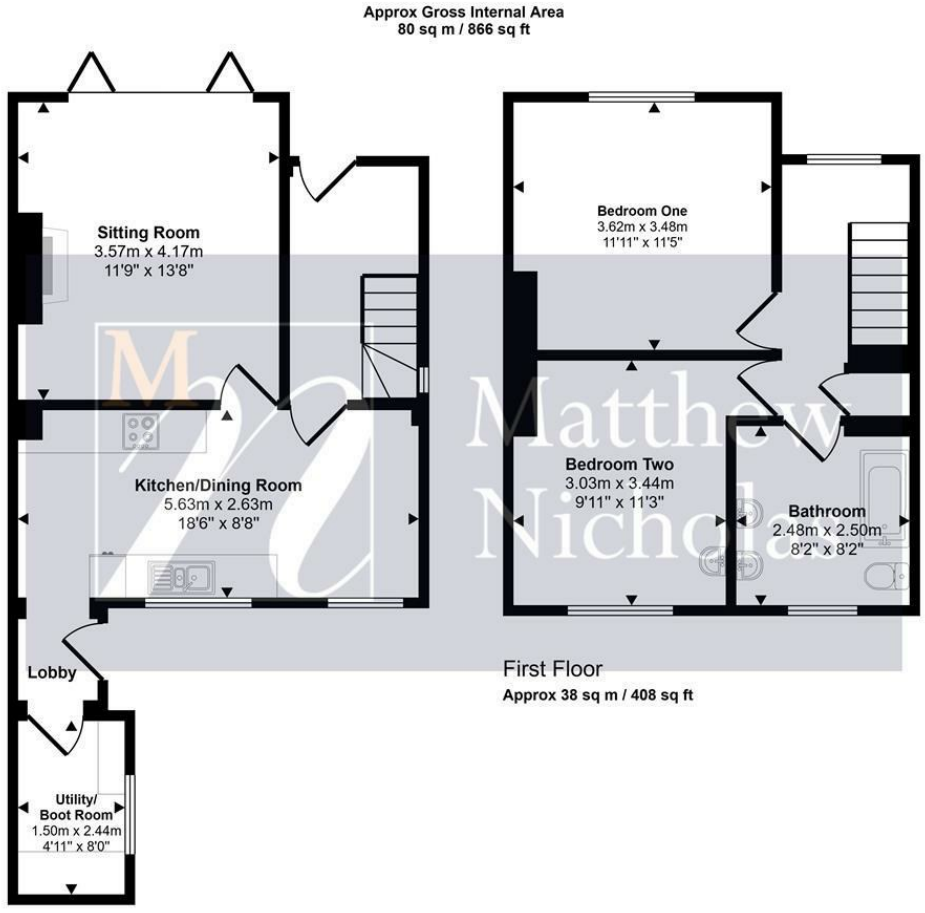
Local Authority: West Northamptonshire Council

Tax Band: B

Floor Area: 866.00 sq ft







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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