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ESTATE AGENTS



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21 Saxon Lane, Upton, Northampton, NN5 4DJ

# 21 Saxon Lane, Upton, Northampton, NN5 4DJ

An impressive executive six-bedroom detached family home, offered to the market with no upper chain. Having undergone significant investment and improvement by the current owners, the property features a superb rear extension, a high-quality replacement kitchen and utility room, and beautifully appointed modern bathrooms throughout. Ideally situated on the outskirts of Upton, the home enjoys attractive views over open fields and offers spacious accommodation extending to over 2,200 sq ft, perfectly suited to contemporary family living. The ground floor comprises a welcoming entrance hall, a stunning open-plan kitchen/dining area, utility room, generous lounge, versatile study/sun room, and a downstairs WC. To the first floor, there are four well-proportioned double bedrooms and a stylish family bathroom, with the second bedroom benefiting from a Juliet balcony to the front. Occupying the second floor, the principal bedroom suite features a walk-in wardrobe and a modern en-suite, alongside a further sixth bedroom and an additional shower room, providing flexible accommodation for larger families or guests. Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, incorporating artificial lawn and access to the garage. The property further benefits from off-road parking, solar panels, and a rainwater harvesting system, enhancing its energy efficiency and sustainability. A superbly presented home in a desirable location, offering both space and quality in equal measure.

## Price £595,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

14'08 x 5'11  
Entered via a part-glazed front door, there are stairs rising to the first floor with storage under. Laid with luxury vinyl wood effect flooring there are doors to:-

##### KITCHEN/DINER

The single-storey rear extension allows this space to be the focal point of the house. This wonderful open plan family room offers the perfect entertaining space with bi-fold doors and Velux windows to the rear overlooking the garden.



##### KITCHEN AREA

17'03 x 8'09  
Fitted with a range of floor and wall-mounted cabinets, the kitchen features charcoal grey worktops and splashbacks to match the grey tiled floor. Quirky features include exposed brick interior walls with integrated brass sink and taps, integrated dishwasher and space for an American-style fridge freezer. There is space for a gas range cooker with a fitted extractor above.



##### DINING AREA

21'07 x 10'07  
Benefiting from bi-fold doors to the rear garden the are TV points connected, floor to ceiling wall hung radiators and a multi-fuel burner.



##### UTILITY

8'06 x 4'09  
Refitted with a range of floor and wall-mounted cabinets with sensor LED lighting and an integrated stainless sink and drainer. There is space for a washer/dryer, wine cooler and microwave.

##### LOUNGE

17'04 x 14'04  
With windows to the front elevation, there are TV points connected. Continued LTV herringbone floor from the entrance hall.



##### SUN ROOM/STUDY

16'09 x 10'08  
Offering a glass roof and windows to the front elevation, this reception room can offer multiple purposes. Traditionally used as an office, there is space for a formal dining area or playroom.



##### WC

5'01 x 5'03  
Wonderfully refitted with a suite comprising WC and a hand-wash basin with a window to the side elevation.

#### FIRST FLOOR

##### BEDROOM TWO

14'05 x 13'01  
A Juliet balcony to the front elevation and a window to the side, there is space for a king-sized bed. Decorated with a multi-layered ceiling, there is a fully lit Sharp's wardrobe fitted with a dressing table.



##### BEDROOM THREE

14'09 x 8'09  
Space for a double bed, there are windows to the rear elevation with continued LTV floor matching the landing and further bedrooms.

##### BEDROOM FOUR

36'1" x 9'10" x 26'2" x 32'9"  
Windows to the side and rear elevation, there is space for a double bed.



##### BEDROOM SIX

11'01 x 8'00  
Windows to the side elevation, this room benefits from fitted wardrobes and space for a double bed.



##### ENSUITE

7'02 x 6'08  
A refitted suite to match the main bathroom. Comprising double shower with seat and remote controls, a hand wash basin above a wall hung vanity unit, and a velux window above.



##### WALK-IN-WARDROBE

8'10 x 8'04  
Fitted with shelves and hanging rails.

##### BEDROOM FIVE

14'09 x 8'09  
A window to the rear elevation, there is space for a double bed.

##### SHOWER ROOM

5'02 x 5'02  
Matching the other bathrooms, this suite comprises WC, hand wash basin and shower cubicle.

#### OUTSIDE

##### REAR GARDEN

The rear garden has been re-landscaped with artificial grass and Cotswold stone chippings to the borders. There is a raised decking area for outdoor dining, a fenced boundary with a carp pond and pedestrian access to the rear.

##### GARAGE

Benefiting from an electric roller door to the front and a pedestrian door to the rear. The garage roof has a rainwater harvester collection system, which can offer natural water for the foul system.

##### PARKING

One off-road parking space to the front.

##### SERVICES

Mains water, gas and electricity are connected. The property is fitted with solar panels (owned outright) and a rainwater harvester.

##### HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction along the A4500, passing Northampton Train Station, heading towards St James. Continue in the left-hand lane along A4500 Weedon Road towards Sixfields. Upon entering the third roundabout, proceed over it onto the A405 towards Harpole. Take the first exit at the traffic lights onto High Street into Upton. Continue to the first roundabout, turning right onto Round Street. Proceed to the end, turn left onto White Peacock Lane, and then right onto Mill Street, where the property can be found on the left-hand side.

##### LOCAL AMINITIES

The Upton area has retail shops, a community centre, schools, a children's play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area, which provides a cinema, Restaurants, a fitness centre, a Sainsbury's Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 2.3 miles from Northampton town centre and 1.7 miles from Northampton train station.

##### BATHROOM

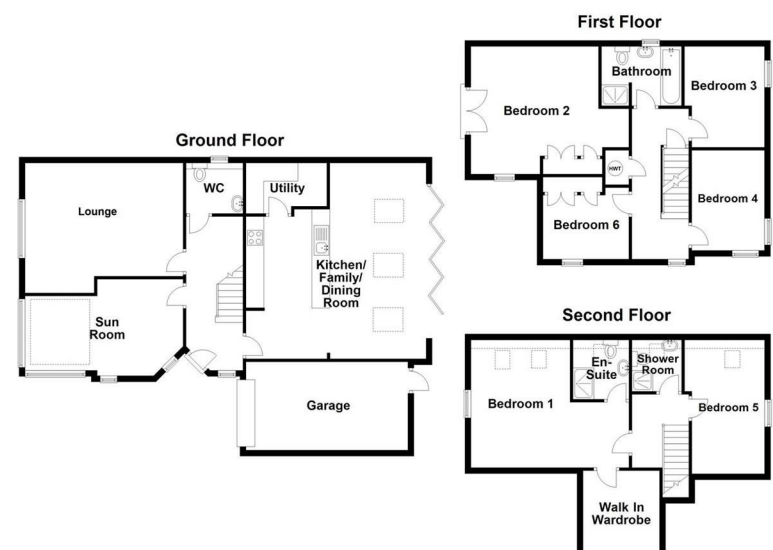
9'08 x 6'10  
Tastefully refitted, this suite has been recently updated to a modern standard. Comprising a free-standing ceramic bath, double shower, WC and vanity wash basin, there are various LED lighting installed under cabinets and in shelves. The bathroom is fitted with a mix of white marble effect and natural oak tiles with a heated towel rail and remote bath and shower controls.



#### SECOND FLOOR

##### BEDROOM ONE

9'08 x 14'05 + (7'09 x 6'09)  
A fantastic principal bedroom with space for a king-sized bed, there are Velux windows and a further window to the front elevation. The room opens to:-



Not to scale. For illustrative purposes only