



Lattimore Close

West Haddon, Northampton





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West Haddon, Northampton, NN6 7GL

TOTAL AREA: APPROX. 121.33 SQ. METRES (1306 SQ. FEET)

LOCATED ON A QUIET CUL-DE-SAC WITHIN THE EVER POPULAR VILLAGE OF WEST HADDON, IDEAL FOR YOUNG FAMILIES WITH ITS WELL REGARDED PRIMARY SCHOOL AND LINKS TO GUILSBOROUGH ACADEMY IS THIS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME.

GROUND FLOOR

- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- OFFICE
- CLOAKROOM

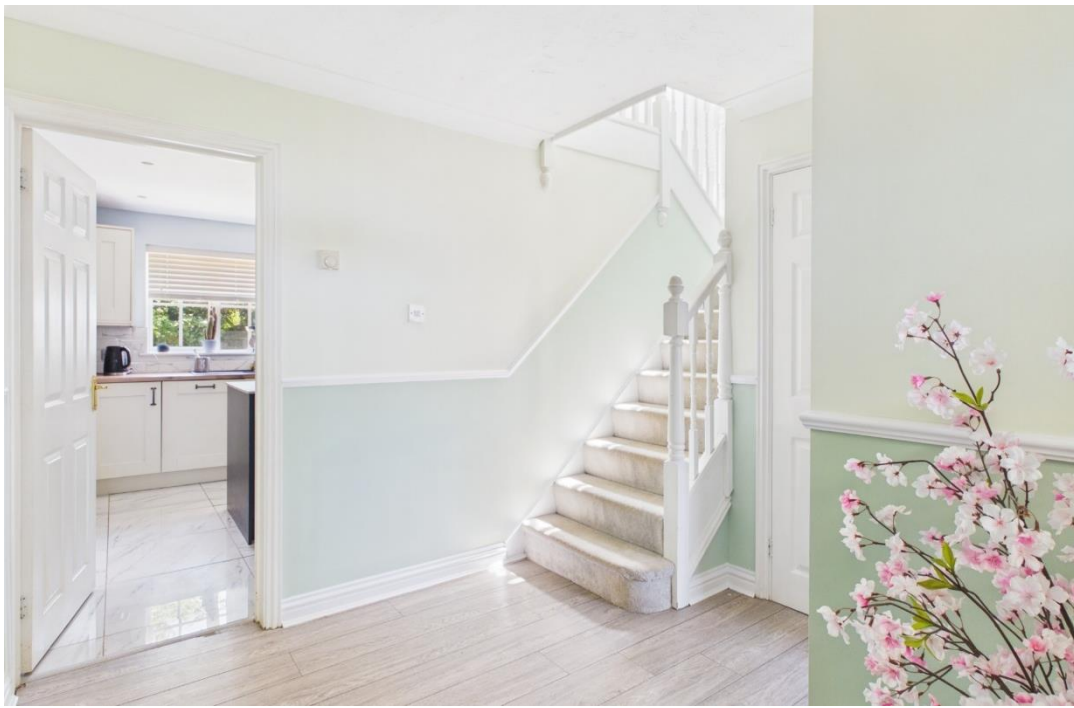
OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
-





THE PROPERTY

When entering the property you are welcomed by space, with its large hallway off which is a cloakroom, study, living room and kitchen / breakfast room. The living room overlooks the private front garden and has been enhanced by the owners with its log burning stove and floating oak mantel over.

The kitchen has also been heavily upgraded with a sleek and modern kitchen complete with central island and breakfast bar. From the kitchen you enter the dining room which has lovely views onto the rear garden via the French doors.

Upstairs offers a wealth of space with its large principle bedroom with en-suite shower room and then three additional bedrooms, all of which are doubles in size and are serviced by the modern and recently upgraded family bathroom.

Outside to the front is a private lawned garden with shrub borders and double width driveway that leads toward a double garage. The rear garden offers great privacy and space with its lawn surrounded by large paved patio areas ideal for entertaining or just relaxing in the sun.

EPC Rating D. Council Tax Band F.





LOCATION

Midway between Northampton and Rugby, this large parish includes the two smaller settlements of Murcott and Buckby Wharf on the Grand Union Canal. Only two miles from M1 J18 Watford Gap, the village also has a railway station with mainline services to London Euston and Birmingham. The infant and junior schools within the village feed to Guilsborough secondary school 6 miles away although there are other secondary school options in nearby Daventry. In addition to various sporting and social clubs, the village has C of E, Baptist, United Reform and Roman Catholic churches and a very good range of shops and services including small supermarkets, chemist, butcher, hairdresser, estate agent, public houses, restaurants, take away foods, medical practice, dentist and library.



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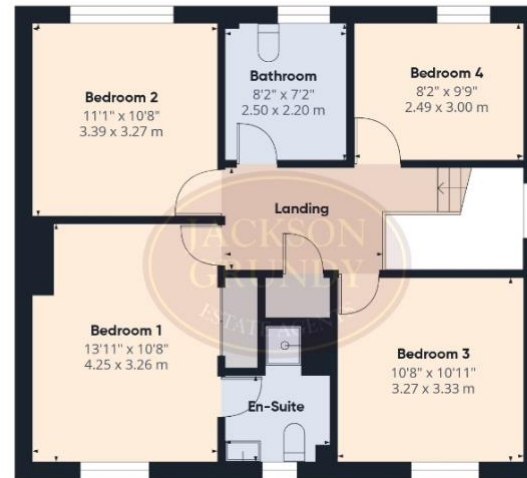


FLOORPLAN

TOTAL AREA: APPROX. 121.33 SQ. METRES (1306 SQ. FEET)



Floor 0



Floor 1

Approximate total area⁽¹⁾
1306 ft²
121.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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