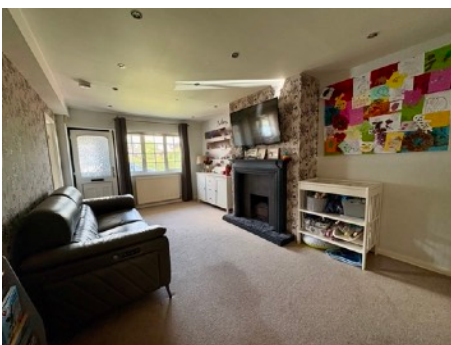




Good Choice are proud to offer for sale this significantly extended and detached family home, situated in the popular village of Braunston with primary school, post office, shops and countryside walks. Near to Daventry & Rugby.

Accommodation includes entrance porch, living room, office/family room, dining room, kitchen diner, utility, WC and conservatory. To the first floor are four bedrooms, WC, bathroom and en-suite (to bedroom one). Front, side and rear gardens and off road parking of three vehicles. (B/141m2/M)



Key Features:

- VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
- EXTENDED & DETACHED FAMILY HOME
- OVER 1500 SQ FT
- KITCHEN DINER
- THREE RECEPTION ROOMS
- UTILITY & WC
- FOUR BEDROOMS
- EN-SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING FOR THREE CARS & EV CHARGING POINT
- COUNCIL TAX BAND D
- NEAR TO SCHOOLS, SHOPS, PARKS & COUNTRYSIDE

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



Entrance Porch

Entered via a composite front door, two double glazed windows and double glazed door to the living room.

Living Room

6.37m x 3.35m (20'11 x 11')

Carpet, radiator, double glazed window to the front, door to the family room/office, glass panelled French doors to the dining room, stairs to the first floor, TV point and decorative feature fireplace.

Office/Family Room

4.87m x 2.38m (16' x 7'10')

Carpet, double glazed window to the front and radiator.

Dining Room

3.97m x 2.43m (13' x 8')

Vinyl flooring, radiator, doors to the kitchen diner, utility and double glazed French doors to the conservatory.



Kitchen Diner

6.33m x 2.80m (20'9 x 9'2)

Vinyl flooring, base and wall units, worktops, butler sink, space for an electric range cooker and fridge freezer, fitted dishwasher, extractor, radiator, boiler cupboard, double glazed windows to the front and rear and double glazed door to the side garden.

Utility

2.27m x 2.4m (7'5 x 7'10')

Tiled flooring, base and wall units, worktops, space for washing machine and dryer, stainless steel sink and drainer, double glazed window to the rear and door to the WC.

WC

2.25m x 0.81m (7'5 x 2'8)

Vinyl flooring, mounted wash basin with storage under, dual flush WC, radiator and extractor.

Conservatory

2.54m x 2.62m (8'4 x 8'7)

Double glazed widows to three sides, double glazed French doors to the garden and tiled flooring.



First Floor Landing

Carpet, loft access (basic storage only) and doors to:

Bathroom

2.95m max x 1.49m (9'8 x 4'11)

Vinyl flooring, bath, shower cubicle, mounted wash basin, radiator, tiling to water sensitive areas, double glazed window to the rear and radiator.

WC

1.39m x 1.21m (4'7 x 4')

Tiled flooring, dual flush WC, mounted wash basin with storage under, radiator, tiling to water sensitive areas, double glazed window to the rear.



Bedroom 1

4.2m x 2.69m (13'9 x 8'10)

Carpet, double glazed window to the front, radiator and door to the en-suite.

En-Suite

1.9m x 2.67m (6'3 x 8'9)

Tiled floor and walls, double shower cubicle, dual flush WC, mounted wash basin with storage under, double glazed window to the rear, radiator and extractor.

Bedroom 2

4.29m x 3.11m (14'1 x 10'2)

Carpet, cupboard, double glazed window to the front and radiator.

Bedroom 3

3.09m x 2.66m (10'2 x 8'9)

Carpet, radiator, double glazed window to the front and cupboard.

Bedroom 4

2.3m x 2.93m (7'7 x 9'7)

Carpet, double glazed window to the rear and radiator.

Rear Garden

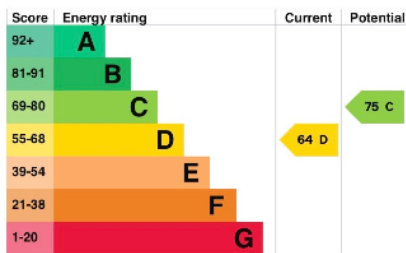
Fence enclosed, mainly laid to artificial lawn with patio seating area, additional lawned area to the side with shed, tap and oil storage (fuel for the boiler).

Front Garden

Low maintenance lawn, gated side access and block paved driveway for three cars and EV charging point.

Agent's Notes

Braunston is NOT connected to the gas mains therefore the boiler is fuelled by Oil.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.