



**Connells**

Chapel Lane  
Hackleton Northampton



## Property Description

Set in the highly desirable village of Hackleton, this unique and beautifully extended three-bedroom detached home offers flexible and versatile accommodation, stunning gardens, and attractive countryside views.

The accommodation comprises an entrance hall, a spacious living area arranged in two sections, providing excellent flexibility for modern family living, and a dining area leading through to a refitted, high-specification kitchen. A handy boot room with bespoke built-in storage and bi-fold doors opening onto the garden further enhances the practicality and appeal of the home.

To the first floor, the property features a generous master bedroom with refitted en-suite shower room, two further bedrooms, and a refitted family bathroom.

Outside, gated access leads to a driveway providing off-road parking for two/ three vehicles. The property enjoys beautifully maintained gardens to the front, side, and rear, creating an exceptional outdoor setting. Further benefits include a garage, an external gym room (which could be used as a home office/garden room), and a workshop space.

Viewing is highly recommended to fully appreciate the character, versatility, and location of this wonderful home.

### Entrance Hall

Door to front elevation and two double glazed windows to side aspect. Radiator. Doors leading to living room and dining room. Stairs rise to the first floor.

### Cloakroom

White suite comprising low level flush wc and wash hand basin with tiling to splashback areas. Radiator. Door to hall.

### Living Room

Beautiful room providing two living areas with two small steps in between each area, giving flexibility on how you can use the space. Features include wood burner, exposed feature wall and beams. Two double glazed windows to the front elevation and double glazed French doors to the side elevation opening out to the garden.

### Dining Room

Two double glazed windows, to the side and front elevation. Spotlights to ceiling. Media wall. Built in ceramic table with storage cupboards underneath. Door to storage cupboard. Radiator. Door to kitchen. Kardean flooring.

### Kitchen

The sellers have fully refitted the kitchen to a high specification. Refitted with a range of wall and base level units. Sink and drainer set beneath ceramic work surfaces. Heated tap. Integrated Bosch appliances comprising combination multi feature oven and single oven with induction hob and cooker hood over and integrated dish washer. The upright fridge/freezer will remain. Plumbing for washing machine. Two radiators. Spotlights. Three double glazed windows, two to rear and one to side elevation. Kitchen leads to the cloakroom door and to the laundry room. Kardean flooring.

### Laundry Room/Boot Room

Bi- fold doors to the side elevation leading out to the garden. Velux window. The sellers use the space currently for useful laundry room/boot room and offers fantastic storage space. With feature bespoke seating with shoe storage spaces underneath, with three bespoke storage cupboards offering extensive storage. Spotlights to ceiling. Radiator. Tiled floor.

### First Floor Landing

Stairs rising from entrance hall. Doors leading to three bedrooms and bathroom. Airing cupboard.

### Bedroom One

Double glazed window to the front and side elevation. Radiator. Large wardrobe will remain. Connecting door to en-suite.

### En-Suite

White refitted suite comprising shower cubicle, low level flush wc and wash hand basin with tiling to splashback areas. Radiator. Double glazed window to the side elevation. Tiled floor.

### Bedroom Two

Two double glazed windows, to front and side elevation. Radiator. Storage cupboard.

### Bedroom Three

Double glazed window to the side elevation. Radiator. Built-in double wardrobe.

### Bathroom

Refitted white suite comprising bath with mixer taps, low level flush wc and wash hand basin with tiling to splash back areas. Tiled flooring. Radiator. Extractor fan. Opaque double glazed window to the rear elevation.

### Outside

#### Front Garden

Double gates opening onto driveway, providing parking space for two/ three cars. Beautiful garden with a range of flower beds that wraps around the property.

#### Rear Garden

A patio area ideal for entertaining and relaxation leads onto a well-maintained lawn, complemented by attractive flower and shrub borders and mature trees.

To the rear of the garden, there is a further seating area with decking, together with an external gym room and a garden shed. The garden also benefits from gated side access to the front of the property, access to the garage, and fully enclosed fencing, providing both privacy and security.

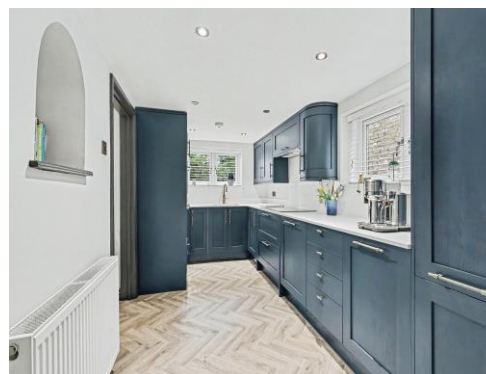
#### Outbuildings

#### Gym

Situated at the rear of the garden, bespoke built outside gym room in hardwood with power and light connected, featuring spot lights to ceiling and access to wi fi. Double glazed full length window to the side elevation and bi- fold doors out onto the garden. This space offers versatility and flexibility and could be used to suit your needs.

#### Workshop

Power and light connected. French doors to the front elevation. Fuse box.





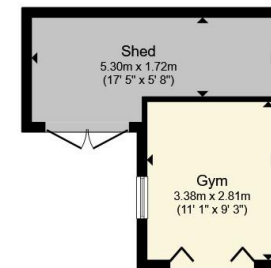




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 141.8 m<sup>2</sup> (1,526 sq.ft.) approx

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EPC Rating: Council Tax  
Awaited Band: E

Tenure: Freehold

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