

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

100 Eaton Lane, Sywell, Northampton, Northamptonshire, NN6 0BB

# 100 Ecton Lane, Sywell, Northampton, Northamptonshire, NN6 0BB

This very stylish individual modern detached five bedroomed house has been designed to a contemporary theme providing immaculately presented accommodation of over 2,800 square feet including three spacious reception rooms with a 32 foot long living room. A particular feature is the impressive master bedroom suite which is 22 feet in length with a gabled picture window, walk in dressing room and bathroom ensuite. The other bedrooms include a guest suite together with family shower room and externally there are landscaped private gardens with a barbeque logia, a detached garage and ample private gated parking. The property is offered with no upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

10'6 x 10'4

Approached though a double leaf composite front door the hall has a ceramic tiled floor and is open plan to the snug which in turn leads onto the dining room and gives access to the living room.

#### LIVING ROOM

32'9 x 18'2

A very spacious room with a statement wall, shuttered picture windows to the front elevation together with integrated sliding blinds, bi-folding doors to the rear garden and the focal point is the circular glass fronted cast iron log burner which stands on a ceramic tiled hearth.

#### SNUG/DINING ROOM

24'0 x 11'4

These rooms are connected to provide extended dining space if required and there are French doors opening to the rear garden and further doors giving access to the staircase hall.



#### STAIRCASE HALL

21'9 x 4'0

Housing the stairs rising to the first floor with oak handrail and newel post with glass balustrade with vertical storage cupboards built in beneath and further doors lead to:-

#### CLOAKROOM

4'0 x 5'2

With a white suite of wash basin and WC.

#### FAMILY ROOM/OFFICE

13'9 x 10'10 maximum

With LTV flooring, four casement bay window to the side elevation and two casement window to the front elevation.



#### KITCHEN/BREAKFAST ROOM

23'6 x 12'0

A spacious open plan room, the kitchen area fitted with floor and wall cabinets with laminated working surfaces and an island breakfast bar incorporating a composite one and a half bowl sink. There are Bosch low level ovens and grill with five place gas hob standing beneath a stainless steel glass cooker hood, a range of larder cupboards, built in LED lighting and house the stainless steel American fridge/freezer. The breakfast area opens directly to the rear terrace and garden.



### FIRST FLOOR

#### LANDING

12'3 x 6'0

Sky light and doors leading to:-



#### MASTER BEDROOM SUITE

21'10 x 18'3

Approached by an inner landing this superb room has a vaulted ceiling and multiple casement gable window to the front elevation with fitted shutters and doors lead onto:-



#### DRESSING ROOM ENSUITE

10'3 x 7'8

Double leaf retractable sliding doors opening to a spacious room fitted with open fronted shelving and hanging space incorporating a bank of shoe racks.

#### BATHROOM ENSUITE

10'1 x 10'1

With a twin ended bath with side mixer tap/shower, twin vanity wash basins, glazed rain shower suite, WC with concealed cistern.



#### GUEST SUITE

#### BEDROOM TWO

17'9 x 12'0

With a range of fitted wardrobes with shelving and hanging space there are windows to both side and rear elevations and a door to:-



#### SHOWER ROOM ENSUITE

7'8 x 7'2

With a quadrant shower cubicle, pedestal wash basin, WC and vertical heated towel rail. There is a two casement dormer window to the front elevation.



#### BEDROOM THREE

12'9 x 10'5

Another spacious double room with a dormer window to the front elevation.



#### BEDROOM FOUR

11'5 x 9'7

With a two casement dormer window to the rear elevation.

#### BEDROOM FIVE

11'1 x 6'3

Currently used as an office this room also has a dormer window to the front elevation.

#### SHOWER ROOM

6'5 x 6'0

With a white suite of Mira Sport shower in glazed cabinet, wash basin and WC. A vertical heated towel rail and window to the rear elevation.

## OUTSIDE

The house stands back from Ecton Lane behind a high dry stone wall surmounted in part by established hedging with a private drive leading through double leaf electrically operated wrought iron gates to a block paved driveway where there is ample parking and turning space in front of the house and the detached garage.

## GARAGE

19'2 x 13'0

With a pitched roof and roller up and over door.

## GARDENS

The front garden is largely landscaped containing a variety of mature Silver Birch trees and there are pedestrian gates either side of the house leading to the rear garden.

## REAR GARDEN

Approached by an Indian limestone terrace the rear garden is landscaped and partly laid to lawn together with an attractive seating area standing within a screen wall with planters and looking back towards the house. The terrace leading from the kitchen gives access to a barbeque logia with retractable side screens and roof and which is served by external power points. The rear garden gives an excellent degree of privacy and backs onto a neighbouring garden.



## SERVICES

Mains drainage, gas, water and electricity are connected. Central heating is through radiators from a Ideal gas fired combination boiler.

## COUNCIL TAX

North Northamptonshire Council - Band G

## LOCAL AMENITIES

Within the village of Sywell there is the Parish Church, The Horseshoe Public House and on the outskirts of the village the Sywell Aerodrome with the Aviator Hotel. Within the nearby village of Overstone there is a Post Office and a Deli/Cafe. Leisure facilities include the Overstone Solarium and Restaurant and the Overstone Park Golf and Leisure Club, which is approximately two miles distant. To the south east of the village there is the Sywell Country Park and Reservoir. Local schooling is at the Sywell CEVA Primary School with secondary education at the Moulton School. References to schools should not be taken to mean that the property concerned is within the school catchment nor that the schools mentioned have places available.

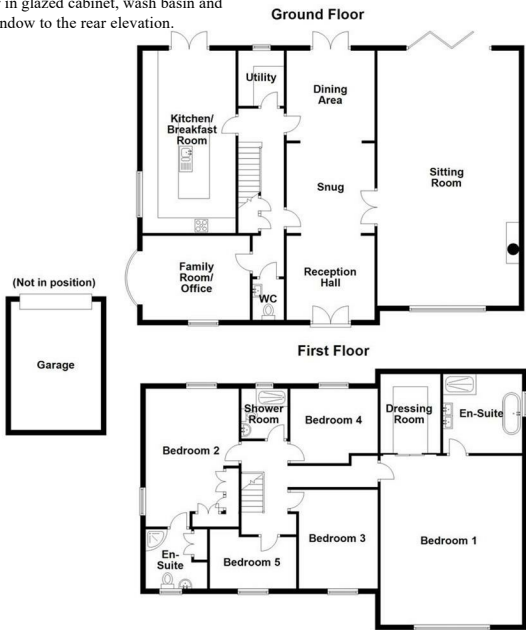
## HOW TO GET THERE

From Northampton proceed in a north-easterly direction along the A4500 Wellingborough Road passing through Weston Favell and Great Billing and leaving the town heading towards the village of Ecton. Upon passing the Worlds End public house turn left into Ecton Lane which is signposted to the village of Sywell. Continue along this road passing the Overstone Manor entrance and the property then stands on the left hand side.

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