

for sale

offers in excess of **£650,000**



## Green Lane Wootton Northampton NN4 6LH

Situated in the heart of Wootton village on Green Lane, this rarely available 4/5-bedroom detached dormer bungalow offers generous living space and a fantastic wrap-around garden.

# Green Lane Wootton Northampton NN4 6LH

## Entrance Hall

Door to the front elevation. Further doors leading to lounge, dining room, snug, kitchen/ breakfast room, bathroom and two bedrooms. Two radiators. Stairs rising to first floor landing. Understairs cupboard.

## Lounge

Double glazed window to the front elevation and double glazed French doors to the side elevation opening to the garden. Fireplace surround.

## Dining Room

Two double glazed windows, to the front and side elevation.

## Kitchen/ Breakfast Room

Fitted with a range of wall and base level units. Sink and drainer set beneath work surfaces with mixer taps. Integrated appliances comprising fridge freezer, washing machine, gas oven and four ring gas hob with cooker hood over. Radiator. Two double glazed windows, to the front and side elevation. Courtesy door leading to the rear garden. Tiled floor.

## Bedroom Three

Double glazed window to the rear elevation. Radiator.

## Bedroom Four

Double glazed window to the rear elevation. Radiator.

## Bedroom Five/ Snug

Double glazed window to the side elevation. Radiator. Double glazed French doors opening to the garden.

## Bathroom

Suite comprising bath with shower screen, and shower over, low level flush wc and wash hand basin. Double glazed window to the side elevation. Tiled to floor and splashback areas. Heated towel rail.

## First Floor Landing

Stairs rising from entrance hall. Doors leading off to two bedrooms and Jack and Jill ensuite shower room.

## Bedroom One

Double glazed windows to the front and side elevation. Fitted wardrobes. Radiator. Connecting door to Jack and Jill en-suite shower room.

## Bedroom Two

Double glazed windows to the rear and side elevation. Radiator.



## En-Suite

Suite comprising corner shower cubicle, low level flush wc and wash hand basin. Double glazed window to the side elevation. Spotlights. Velux window. Tiled to floor and splashback areas.

Please note this room has a door to the master bedroom and the hallway. Allowing ensuite access to the master bedroom and access from the hallway.

## Outside

### Front Garden

Gravel driveway providing off road parking for several vehicles. Gated access into the garden and pathway leading to the front door.

### Rear Garden

Generous wraparound garden, with mainly laid to lawn with well-stocked flower beds and shrub borders. Patio areas ideal for relation and entertainment. Retained fencing. Shed. Gated access to the front of the property.

## Garage

Double garage. Electric door. Power and light connected. Double glazed window to the side elevation and courtesy door to the side aspect.

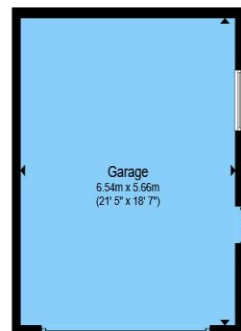




**Ground Floor**



**First Floor**



**Garage**

Total floor area 182.4 m<sup>2</sup> (1,963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Tenure:Freehold EPC Rating: D

Council Tax Band: E

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