

**16 Lee Road
Harlestone Manor
NORTHAMPTON
NN5 6WP**

£450,000



- FIVE BEDROOMS
- CUL-DE-SAC LOCATION
- KITCHEN / DINER
- TWO EN-SUITES
- CLOSE TO HARLESTONE FIRS

- DETACHED TOWNHOUSE
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- STUDIO/CABIN
- ENERGY RATING: B

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PERSONAL • PROFESSIONAL • PROACTIVE

Tucked away towards the end of a cul-de-sac and over looking Harlestone Firs, this spacious family home is arranged over three floors.

The ground floor features an entrance hall, cloakroom, lounge, study, a generous kitchen/diner, and a separate utility room. On the first floor, there are four well-proportioned bedrooms, including an en-suite to bedroom two, along with a family bathroom. The second floor is dedicated to an impressive principal suite, complete with an en-suite and a versatile dressing room, which could also serve as a fifth bedroom.

Externally, the property benefits from a double-width driveway to the side, leading to a double garage. The rear offers a private, enclosed garden with a useful cabin/studio. Additional features include uPVC double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs leading to first floor, doors leading to kitchen/diner, study, lounge, cloakroom,

Kitchen/Diner

24'4" x 11'3" max (7.42 x 3.45 max)

Dual aspect windows to front and rear, the kitchen is fitted with a range of wall and base level units with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, breakfast bar, splash backs, built in dishwasher, built in fridge/freezer, door leading to utility area.

Utility Area

Space for washing machine, door to rear garden.

Lounge

14'9" x 10'11" (4.5 x 3.34)

Window to side aspect, French doors leading to rear garden.

Study

9'4" x 10'11" (2.85 x 3.34)

Window to front aspect.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink.

First Floor

Landing

Doors leading two, three, four and five, family bathroom, door to stairs leading to second floor.

Bedroom Two

13'1" x 11'3" (4 x 3.43)

Window to front aspect, door to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, double shower cubicle with fitted shower over, obscured window to front aspect, tiled splash backs.

Bedroom Three

14'1" x 8'7" (4.31 x 2.63)

Window to front aspect.

Bedroom Four

11'3" x 10'4" (3.45 x 3.15)

Window to rear aspect.

Bedroom Five

9'7" x 10'1" (2.94 x 3.08)

Window to rear aspect.

Family Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath, tiled splash backs, obscured window to rear aspect.

Second Floor**Bedroom One**

18'6" x 15'4" (5.66 x 4.68)

Dual aspect windows to front and rear, skylight windows to front and rear, door to dressing room/further bedroom.

Dressing Room

7'5" x 8'6" (2.26m x 2.59m)

Window to rear aspect, door to en suite.

En Suite

Fitted with a four piece suite comprising low level WC, pedestal sink, panel bath, shower cubicle, tiled splash backs, window to front aspect.

Externally**Front Garden**

Driveway, providing off road parking for several vehicles, leading to garage, lawn area with pathway to front door.

Rear Garden

Enclosed by timber fencing, gated side access, home office/studio.

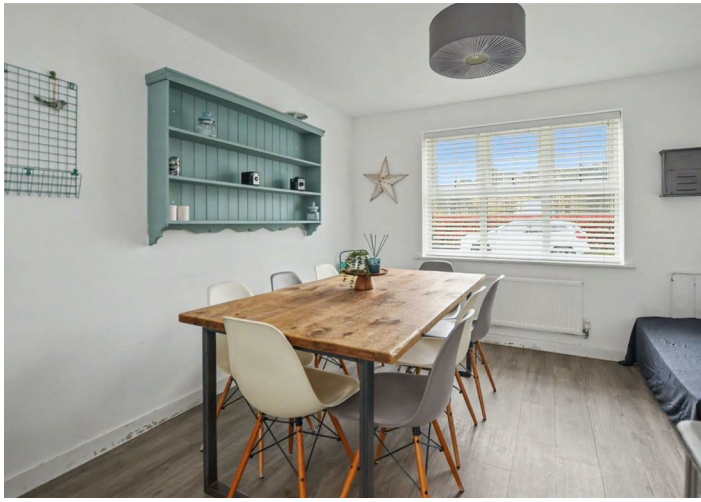
Home Office/Studio

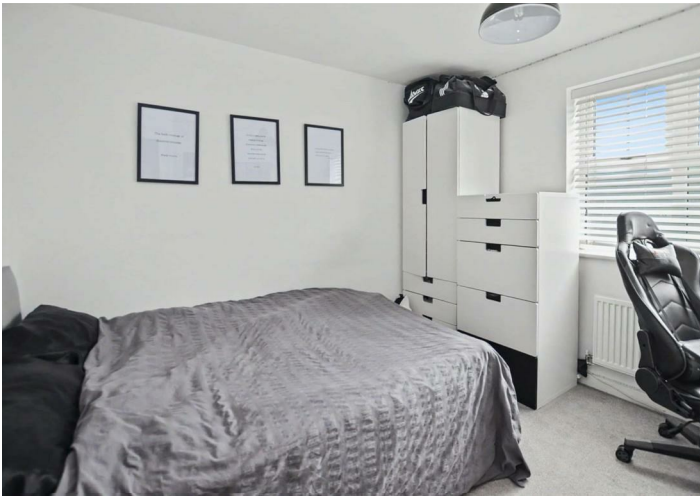
19'8" x 11'3" (6.01 x 3.44)

Window to side aspect, bi-folding doors leading to garden, power and light connected.

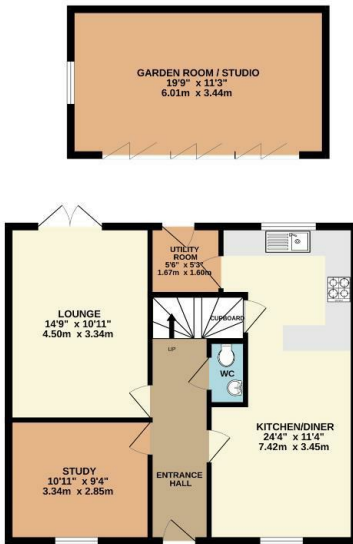
Agents Notes

Council Tax Band: F

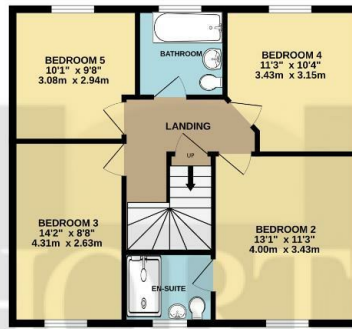




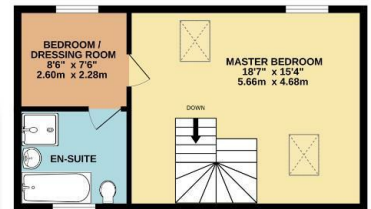
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

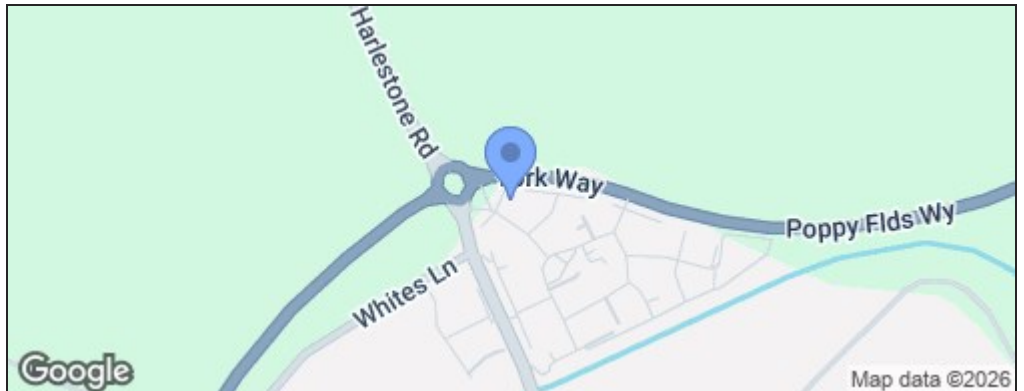


TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.