



21 Rectory Lane, Milton Malsor, Northamptonshire, NN7 3AQ

HOWKINS &  
HARRISON

## 21 Rectory Lane, Milton Malsor, Northamptonshire, NN7 3AQ

Guide Price £450,000

A well kept, established detached family home enjoying open rural aspects, with the opportunity to extend and remodel in the sought after village of Milton Malsor.

### Features

- Established detached home
- Lounge & extended dining room
- Kitchen & cloakroom
- Three bedrooms & bathroom
- Garage
- Opportunity to extend & modernise
- South facing garden backing onto fields
- No upward chain



## Location

The pretty village of Milton Malsor lies some four miles south of the town centre of Northampton off the Old Towcester/Oxford Road (A43). Junction 15 of the M1 is about two miles distance. Amenities in the village are centred around the green including primary school, 12th Century Parish Church, active village hall, two public houses and a shop. Secondary education at Campion School, Bugbrooke.



## Ground Floor

The entrance hall has stairs which rise to the first floor accommodation, useful cloaks cupboard and cloakroom, a door into the lounge which features a coal effect gas fire, sliding patio doors to the rear garden and an opening into the extended dining room. The kitchen has a range of cabinets, working surfaces incorporating a sink unit, gas hob, oven and plumbing for washing machine. There is also a pantry cupboard, adjoining downstairs cupboard and door to side access.

## First Floor

The first floor landing has a half landing picture window overlooking paddock land and church beyond, the landing also has access to a loft space with a pull down step ladder and linen cupboard. There are three bedrooms which all enjoy an open aspect, fitted wardrobes to two of the bedrooms and the third bedroom has the combination gas fired boiler. The family bathroom has a bath with shower over, WC and wash hand basin.

## Outside

The front of the property is mainly lawned with a block paved driveway providing off road parking leading to a longer than average single garage, gated pedestrian side access to a south facing rear garden which is largely lawned with established planting, paved patio and further seating area at the top of the garden which enjoys a rural aspect.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

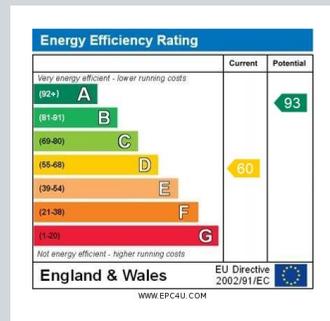
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.

Tel:0300-1267000.

Council Tax Band- E



## Howkins & Harrison

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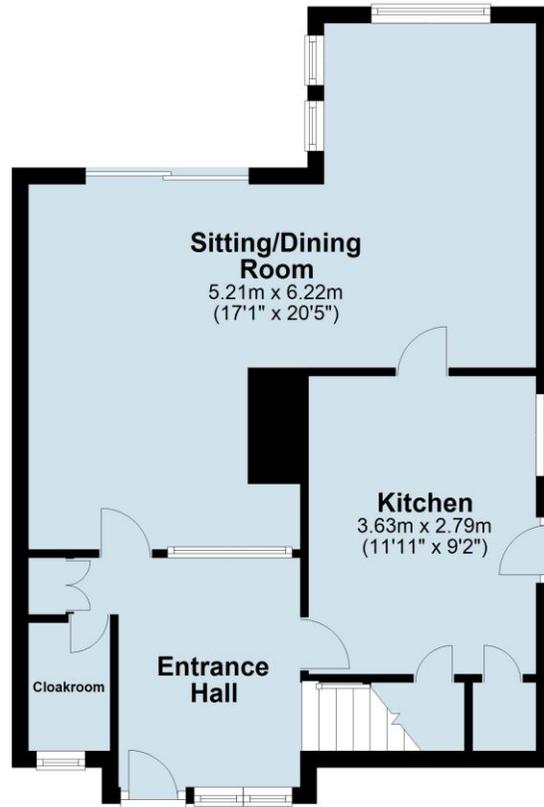
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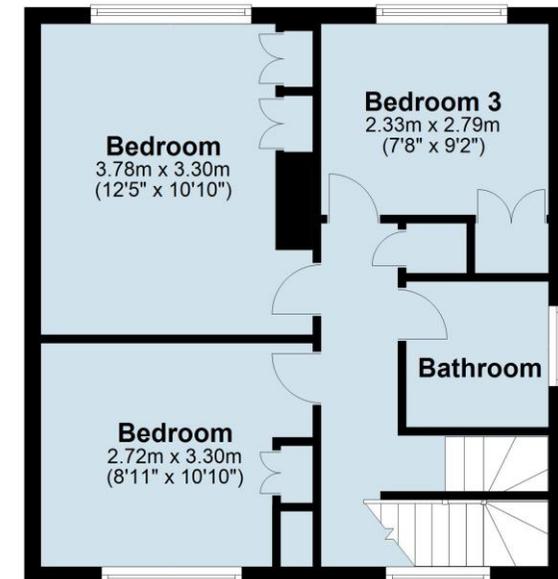
## Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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