

**2A Sandy Lane  
Kislingbury  
NORTHAMPTON  
NN7 4AP**

**£759,995**



- **INDIVIDUALLY BUILT DETACHED HOME**
- **FOUR DOUBLE BEDROOMS**
- **FAMILY ROOM & STUDY**
- **GATED DRIVEWAY & GARAGE**
- **DOUBLE GLAZED & GAS RADIATOR HEATING**

- **BEAUTIFULLY MODERNISED THROUGHOUT**
- **OPEN PLAN LOUNGE/KITCHEN/DINER**
- **CABIN / GARDEN ROOM WITH VAULTED CEILING**
- **LARGE LANDSCAPED REAR GARDEN**
- **ENERGY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This individually designed detached family home is far more spacious than first impressions suggest and has been stylishly modernised by the current owners to create a beautifully presented and versatile living space.

The ground floor features a generous entrance hall leading to a cloakroom, family room, study, and a utility room. The heart of the home is the impressive open-plan lounge, kitchen, and dining area, enhanced by striking roof lanterns, a log burner, and bi-folding doors that open onto the garden, creating a bright and contemporary space ideal for both everyday living and entertaining.

Upstairs, a galleried landing leads to four well-proportioned double bedrooms, including a refitted en-suite to bedroom one.

Externally, the property benefits from a gated driveway to the front providing parking for approximately four vehicles and access to the garage. To the rear is a generously sized garden featuring several seating areas and a substantial detached cabin with a vaulted ceiling, air conditioning, and bi-folding doors, offering excellent additional accommodation or workspace.

Further benefits include gas radiator central heating and uPVC double glazing, with the majority of the windows having fitted shutters.

## **Ground Floor**

### **Entrance Hall**

Enter via double glazed door, tiled flooring, stairs rising to first floor, doors to cloakroom, family room, study and the open plan lounge/kitchen/diner.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, vanity unit with inset sink and mixer tap over, tiled splash backs, tiled flooring, obscured window to side aspect.

### **Family Room**

11'11 x 11'10 (3.63m x 3.61m)

Window to front aspect, painted wood flooring.

### **Study**

11'10 x 6'11 (3.61m x 2.11m)

Window to side aspect.

### **Open Plan Lounge/Kitchen/Diner**

28'3 x 26'8 (8.61m x 8.13m)

### **Kitchen**

Fitted with a range of full height wall units with built in oven, built in combi oven, built in steamer oven, two built in warmer drawers, island unit with induction hob and fitted sink with mixer tap over, breakfast bar, space for fridge/freezer, built in dishwasher, Karndean flooring, pull out power points on island units, space for wine fridge, roof lantern, tri folding doors to rear garden.

### **Lounge**

Karndean flooring, roof lantern, tri folding doors to rear garden, free standing multi fuel stove with feature surround.

## **Diner**

Karndean flooring, window to side aspect, pull out floor power sockets.

## **Utility Room**

5'6 x 11'3 (1.68m x 3.43m)

Base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine and tumble dryer, window to side aspect, door to garage.

## **Garage**

Power and light connected, up and over door, door to rear garden.

## **First Floor**

### **Landing**

Airing cupboard, doors to all room.

### **Bedroom One**

12'2 x 9'7 (3.71m x 2.92m)

Double fitted wardrobes, window to rear aspect, door to en-suite,

### **En-Suite**

Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, shower cubicle with fitted shower over, tiled flooring, tiled splashbacks, obscured window to side.

### **Bedroom Two**

11'11 x 13'9 (3.63m x 4.19m)

Window to rear aspect.

### **Bedroom Three**

11'10 x 12'6 (3.61m x 3.81m)

Window to front aspect, built in wardrobes.

### **Bedroom Four**

13'11 x 9'4 (4.24m x 2.84m)

Window to front aspect, skylight window to the side.

## **Family Bathroom**

Fitted with a three piece suite comprising low level WC, vanity unit with inset sink, panel bath with fitted shower over, tiled flooring, tiled splashbacks, obscured window to side aspect.

## **Externally**

### **Front Garden**

Driveway with access via electric gates, block paved driveway with parking for up to four vehicles, gravelled area with various established shrubs and trees.

### **Rear Garden**

Enclosed by timber fencing, gated side access, side access to garage, outside water point, laid out patios and lawn areas, gravelled borders, cabin with power and lighting.

### **Cabin**

18'0" x 18'0" (5.49 x 5.5)

Providing extra accommodation, currently fitted with bar area, bi-folding doors to patio, vaulted ceiling with downlights, air condition unit providing hot and cold air.

## **Agents Notes**

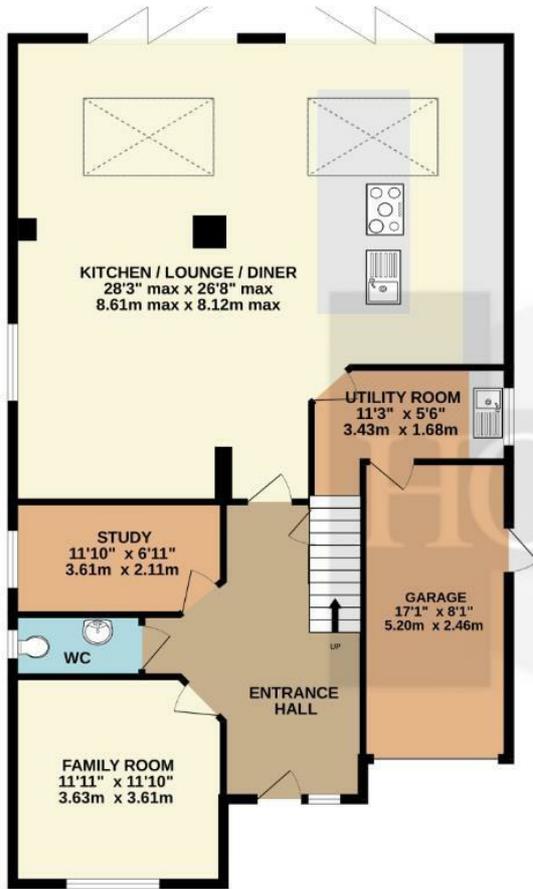
Council Tax Band: E



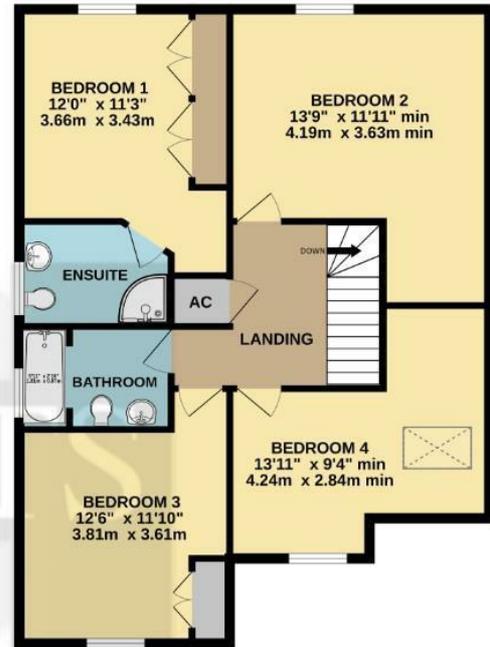




GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	80
	EU Directive 2002/91/EC		



### Disclaimer

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