

**15 New Street
Weedon
NORTHAMPTON
NN7 4QS**

£375,000



- **DETACHED**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **REAR GARDEN**
- **ORIGINAL FEATURES**
- **THREE SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Weedon, Northampton, this delightful detached house offers a perfect blend of character and modern living. With its older architecture, the property boasts original features that add a unique charm and warmth to the home.

Inside, you will find three spacious reception rooms, providing ample space for relaxation and entertaining. The well-presented interiors create a welcoming atmosphere, making it easy to envision yourself enjoying time with family and friends. The two double bedrooms are generously sized, ensuring comfort and privacy for all occupants.

The property also includes a well-appointed bathroom, catering to your everyday needs. The village location enhances the appeal, offering a peaceful lifestyle while still being conveniently close to local amenities.

This home is ideal for those seeking a tranquil retreat with character, making it a wonderful opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming property your own.

Ground Floor

Entrance Hall

Radiator, mosaic style flooring, stairs rising to first floor, doors to:

Lounge

13'5" x 11'7" (4.11 x 3.55)

Feature fireplace, radiator, UPVC double glazed sash window to front.

Reception Room

14'4" x 11'6" (4.37 x 3.51)

Feature fireplace, exposed brickwork, obscure glass window to side, fitted dressers to sides of fireplace, radiator, doors to:

Dining Room/Sun Room

13'0" x 8'2" (3.98 x 2.49)

Double glazed windows to two sides, radiator, double glazed French doors out to garden.

Cloakroom

Suite comprising low level WC, hand wash basin, tiled flooring, radiator, door to rear.

Kitchen/Breakfast Room

12'0" x 19'3" (3.66 x 5.88)

Recently refitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted gas hob with extractor fan above, electric oven, vaulted ceilings with exposed beams, double glazed velux window to rear, walk in pantry, double glazed door to rear, radiator, sliding door to:

Utility Room/ Shower Room

Belfast style sink unit with cupboards under, work tops, plumbing for washing machine, tiled flooring, shower, radiator, UPVC double glazed window to side, door to rear.

First Floor

Landing

Strip wood flooring, access to loft, storage area, exposed beams.

Bedroom One

18'4" x 11'6" (5.59 x 3.52)

Strip wood flooring, radiator, built in mirror fronted wardrobes, two UPVC sash windows to front.

Bedroom Two

11'7" x 11'6" (3.54 x 3.53)

Strip wood flooring, radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to rear.

Externally**Rear Garden**

Paved patio area leading to lawn, flower and shrub borders, mature plants and trees, timber shed, gated side access, storage area.

Agents Notes

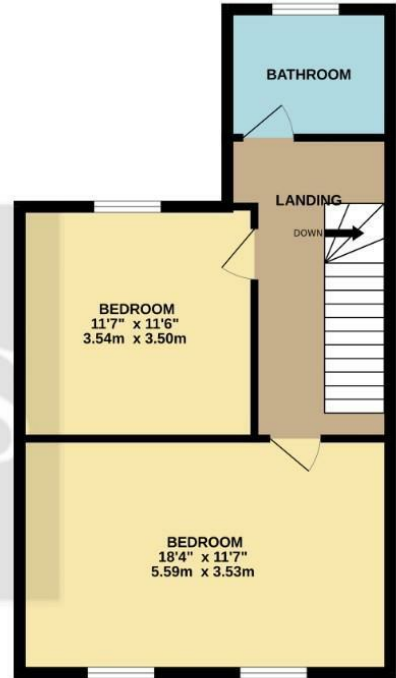
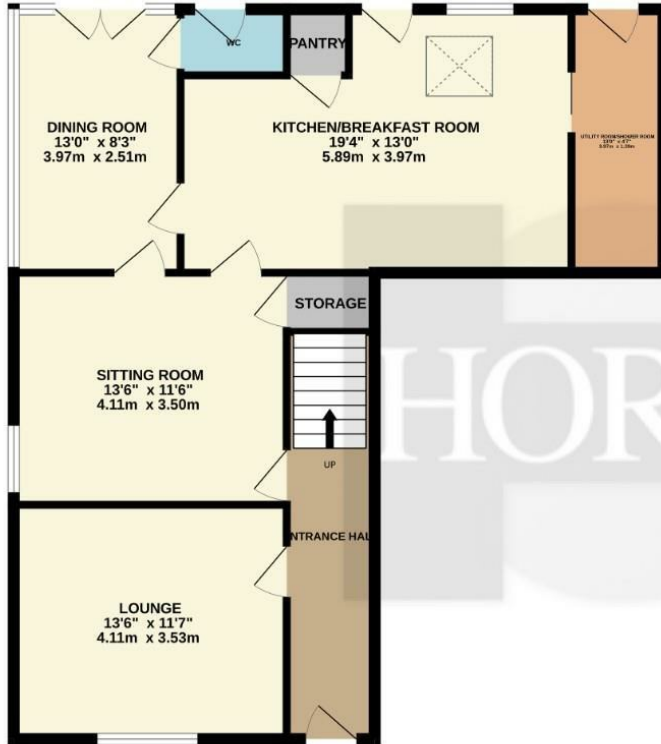
Council Tax Band: C





GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

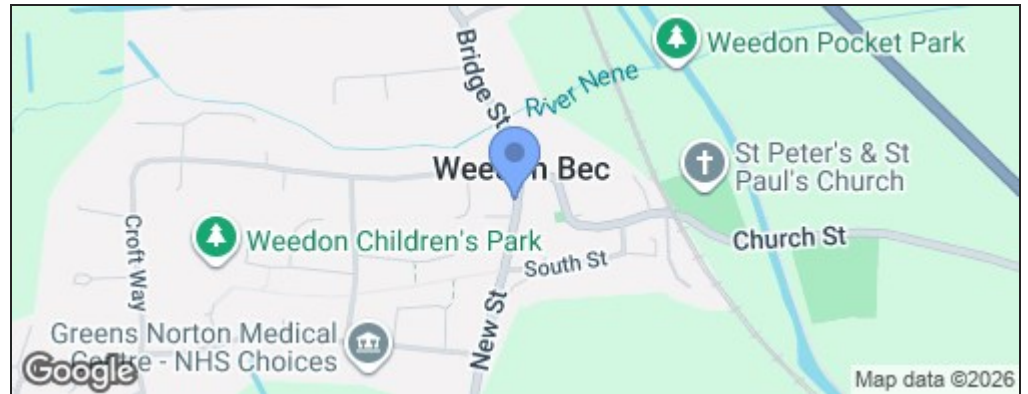
1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.