

## 12 Fairfax Rise, Naseby, NN6 6BP



### Offers Over £580,000

An immaculately presented and substantial detached family home, well located in this picturesque and historic village.

The property sits on a larger than average established plot with beautiful and well stocked gardens to both the front and rear.

The centrally heated and double glazed accommodation comprises: Entrance hall, dining room, downstairs WC, study, sitting room, fitted kitchen/breakfast room, utility room, boot room, galleried landing, four good sized bedrooms, en-suite shower room and family bathroom. There is also off road parking for several cars and an integral single garage.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

*Service without compromise*

Reception Hall 10'8" x 9'7" (3.25m x 2.92m)



Accessed via opaque double-glazed front door. Stairs rise into the first floor. Security alarm system. Thermostat. Doors to rooms. Opening through to dining room.

Dining Room 11'9" x 9'1" (3.58m x 2.77m)



Double-glazed bay window to the front elevation. Dado rail. Radiator.

(Dining Room Photo Two)



(Dining Room Photo Three)



Study 6'9" x 7'6" (2.06m x 2.29m)



Double-glazed window to the front elevation. Dado rail. Radiator.

Sitting Room 17'11" x 11'4" (5.46m x 3.45m)



Sliding double-glazed patio doors opening out to the rear garden. Fitted multi fuel burning stove. Two radiators. Double-glazed window to the front elevation. Television point.

(Sitting Room Photo Two)



Kitchen/Breakfast Room 14'1" x 10'11" (4.29m x 3.33m)



Modern range of fitted base and wall units to include glazed display cabinets. Laminated work surfaces with complimentary tiled splash backs. Fitted electric range cooker with stainless steel extractor hood over. Fitted automatic dishwasher. Stainless steel single sink and drainer. Radiator. Wood laminate flooring. Concealed lighting. Double glazed window to the rear elevation. Doorway to the utility room. Glazed stable door leading out to the rear garden.

(Kitchen/Breakfast Room Photo Two)



(Kitchen/Breakfast Room Photo Three)



(Utility Room Photo Two)



Utility Room 7'8" x 5'8" (2.34m x 1.73m)



Downstairs W/C



Marble work surface and matching splash back. Stainless steel single sink and drainer. Space and plumbing for washing machine. Fitted base and wall units. Wood laminate flooring. Double-glazed window to the rear.

Wash hand basin. Low level w/c. Radiator. Opaque double-glazed window to side elevation.

**Boot Room 13'11" x 8'1" (4.24m x 2.46m)**



Double-glazed French doors opening out to the rear garden. Double-glazed window to the front elevation. Radiator. Double doors to built in storage cupboard. Further cupboard housing oil fired central heating boiler. Television point. Inset ceiling down lighters.

**(Boot Room Photo Two)**



**First Floor Galleried Landing**



Airing cupboard housing lagged top water tank. Radiator. Access to loft space. Doors to rooms.

**Bedroom One 12'0" x 12'6" (3.66m x 3.81m)**



Double-glazed window to the rear aspect. Two built in wardrobes. Radiator. Television point. Door to en-suite shower room.

(Bedroom One Photo Two)



(En-Suite Shower Room Photo Two)



En-Suite Shower Room



Bedroom Two 10'10" x 10'9" (3.30m x 3.28m)



Double shower cubicle with mains shower fitting. Wash hand basin. Low level w/c. Complimentary tiling. Heated towel rail. Fitted base units. Electric shaver point. Extractor fan. Opaque double-glazed window. Underfloor heating.

Double-glazed window to front elevation. Built in wardrobe. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 11'2" x 6'9" (3.40m x 2.06m)



Double-glazed window to front elevation. Fitted clothes hanging rail. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 10'9" x 6'8" (3.28m x 2.03m)



Double-glazed window to front elevation. Radiator.

Bathroom



Panelled bath with main shower fitment over. Pedestal wash hand basin. Low level w/c. Complimentary tiling. Heated towel rail. Opaque double glazed window. Shaver point. Underfloor heating.

## Front



To the front of the house is a large lawned area with well stocked borders and broad iron fencing. There is a tarmacked driveway providing parking for three or four cars. Side gated access to the rear garden.

(Front Photo Two)



## Rear Garden



The rear garden is extremely private and is laid mainly to lawn with a paved patio area and well stocked borders. Low stone built retainer wall. Timber lat fencing. Brick wall. Fitted oil tank and wooden garden store.

(Rear Garden Photo Two)





(Rear Garden Photo Three)



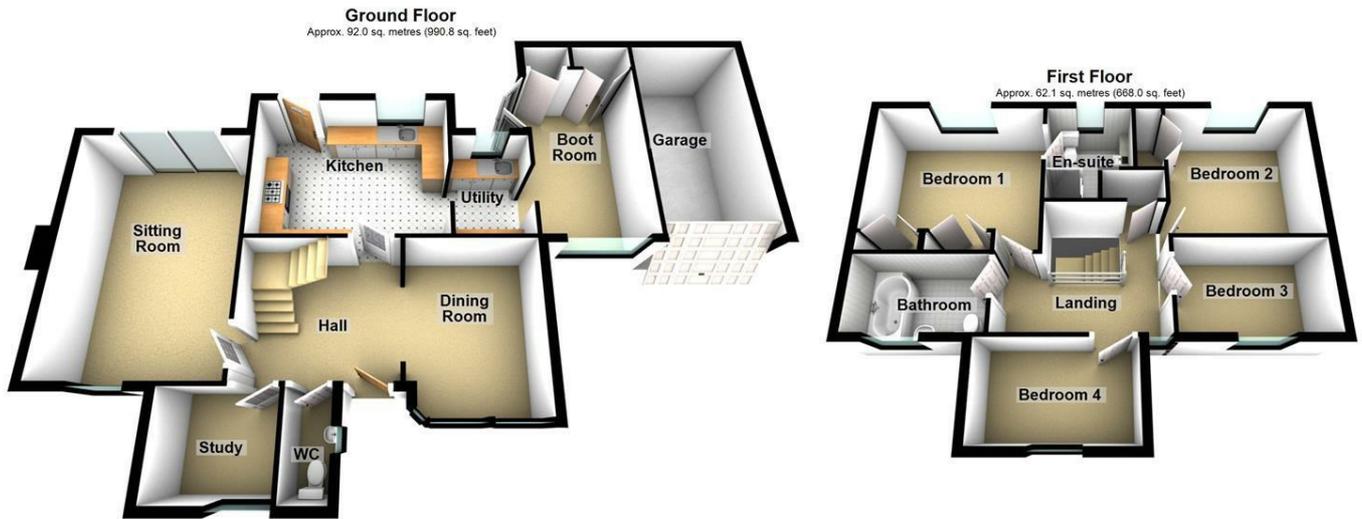
Rear Aspect



**Garage**

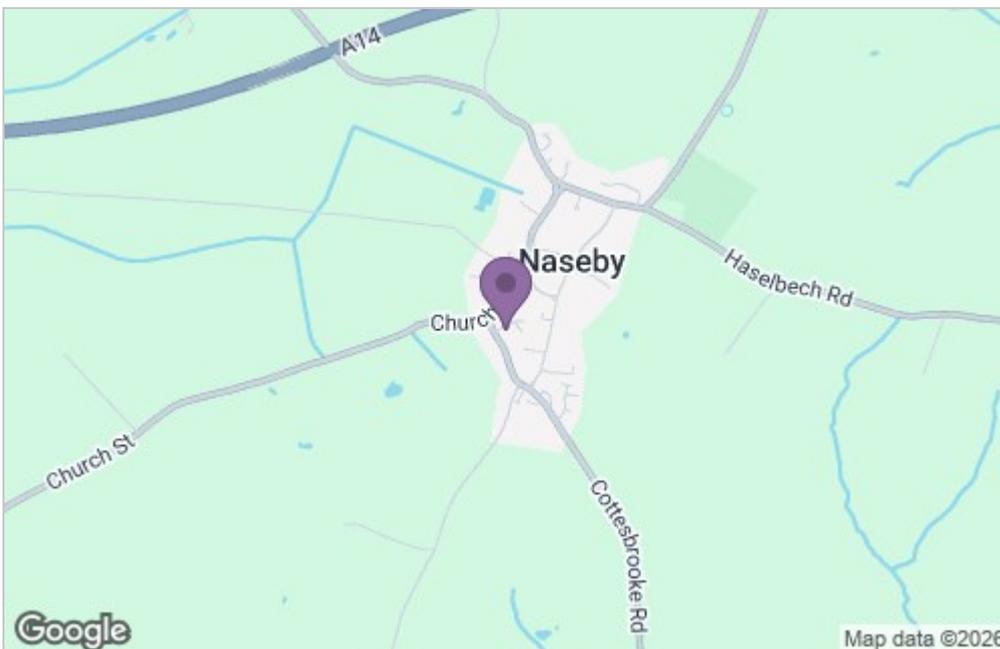
Single garage with up and over door. Power, lighting and storage in the rafters

## Floor Plan

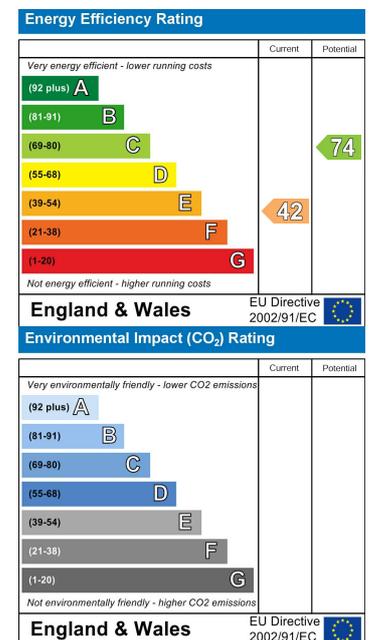


Total area: approx. 154.1 sq. metres (1658.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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