



Ecton Lane
Sywell, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Ecton Lane
Sywell, Northampton, NN6 0BA

TOTAL AREA: APPROX. 197.96 SQ. METRES (2130.8 SQ. FEET)

LOCATED ON THE PRESTIGIOUS ECTON LANE IN THE VILLAGE OF SYWELL IS THIS RARELY AVAILABLE FOUR BEDROOM DETACHED BUNGALOW WHICH BOASTS A PLOT MEASURING A THIRD OF AN ACRE AND A STUNNING GARDEN.

- ENTRANCE HALL
- DINING ROOM
- SITTING ROOM
- CONSERVATORY
- KITCHEN / DINING ROOM
- FOUR BEDROOMS (ONE EN-SUITE)
- SHOWER ROOM
- OUTSIDE
- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN
- SUMMER HOUSE

OFFERS IN EXCESS OF £500,000 Freehold





THE PROPERTY

From the entrance hall you have access to the study / bedroom four, bedroom one with fireplace and fitted wardrobes, third bedroom, shower room and kitchen / dining room. The kitchen has been modernised to a high standard with quality Miele and Siemens appliances, quartz work tops, tiled floor and views onto the garden through the windows and patio doors. Off the kitchen is the second bedroom with en-suite shower room and the large sitting room beyond which is the garden room all with views of the garden.

Outside to the front beyond electric gates is a wild flower border and a large driveway providing ample off road parking which leads toward the double garage with power and light connection.

When entering the private westerly facing garden your eyes encourage you to explore right to the very end with its meandering lawned path with is hugged either side by established bedded borders housing a variety of exotic and interesting plants. At the end of the garden is a pergola and second lawned area, when reaching this point you will have passed a large patio, two ponds and a 19'8 x 9'7 summerhouse with wood burning stove, power and water connected.

EPC Rating D. Council Tax Band E.



LOCATION

Sywell is a small village in East Northamptonshire best known locally for its aviation heritage. Indeed, it is here on the edge of the village that Sywell Aerodrome, active during World War II and one of the best General Aviation Airfields in the UK, is located. This site also provides a museum and Art Deco styled hotel incorporating Hangar One entertainment and conference venue. Additional facilities within Sywell village include a church, public house, vintage shop, country park and primary school with the nearest secondary education provision being Moulton School less than 4 miles away. Located 9 miles northeast of Northampton town centre and 5 miles west of Wellingborough, the closest main access roads are the A43 and A45 ring roads which in turn give access to the M1, M6 and A14. Both Northampton and Wellingborough also offer mainline rail access to London stations.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

TOTAL AREA: APPROX. 197.96 SQ. METRES (2130.8 SQ. FEET)

Ground Floor

Approx. 198.0 sq. metres (2130.8 sq. feet)





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