



Birchmoor Brington Lane, Whilton, Northamptonshire, NN11 2NR

Guide Price £649,000

A well-presented and rarely available four bedroom detached family home located in the desirable village of Whilton. The property backs onto paddock land and enjoys a good degree of privacy.

There are three reception rooms along with a kitchen/breakfast room. The spacious landing gives access to four double bedrooms with the primary enjoying an en-suite. Outside the rear garden has lawn and seating areas, a detached double garage and driveway allowing off road parking.

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

Nestled in picturesque rolling countryside, the village of Whilton lies approximately 4.5 miles east of the historic market town of Daventry and around 9.5 miles west of Northampton. Close by are the businesses of Whilton Locks Garden and shopping village and Whilton Mill Go Karts both of which have restaurants on site. Whilton Locks Marina on the Grand Union Canal provides moorings and services for boating enthusiasts, while the village itself enjoys a parish church, and a welcoming active community. There is a popular pop-up pub in the village hall and the village is a great location for outdoor activities.

GROUND FLOOR

Access is via a uPVC double-glazed front door with obscure glazed side panels, leading into the main entrance hall. The hall features a staircase rising to the first-floor landing, panelled doors to the principal rooms, and a radiator. The sitting room enjoys views over the garden and paddock beyond through double-glazed bi-folding doors. It also benefits from a cast iron multi-fuel burner set on a tiled hearth and a radiator. French glazed doors open into the family room/dining room, which has a uPVC double-glazed window to the front and a radiator. The downstairs cloakroom includes an obscure uPVC double-glazed side window, a two-piece white suite comprising a low-level WC and pedestal wash hand basin, and a radiator. The study is positioned at the front of the property and features a uPVC double-glazed window and radiator. The kitchen/breakfast room is fitted with a range of modern wall, base, and drawer units, along with a glass display cabinet. It includes Corian work surfaces with an under-slung sink and chrome mixer tap, a built-in Neff double oven, and an induction hob with extractor above. There is an integrated dishwasher, space for an American-style fridge/freezer, and room for a breakfast table. The floor is tiled, and a uPVC double-glazed window overlooks the rear.

A door leads through to the utility room, with Butler sink, roll-top work surface, plumbing for a washing machine, and space for a tumble dryer. From the kitchen, a stable door opens into the rear porch, which provides access to the side via a uPVC double-glazed stable door and also leads to the boiler room. The boiler room houses a Worcester oil-fired boiler and shelving.

FIRST FLOOR

The first-floor landing provides access to loft storage space and features a uPVC double-glazed window to the side, along with a built-in airing cupboard housing the hot water cylinder and shelving. Panelled doors lead to all bedrooms and the family bathroom.

The primary bedroom enjoys a rear aspect with a uPVC double-glazed window overlooking the garden and paddock beyond. It also benefits from a radiator and an en-suite shower room fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and double shower cubicle. Additional features include tiled splashbacks, an obscure uPVC double-glazed window to the side, recessed spotlights, and a chrome heated towel rail. Bedroom two is positioned at the front of the property and features two uPVC double-glazed windows, a built-in cupboard with hanging rail, and a radiator. Bedroom three

also has a front-facing uPVC double-glazed window and a radiator and bedroom four overlooks the rear garden and paddock via a uPVC double-glazed window and includes a built-in cupboard with hanging rail and shelving.

The family bathroom is fitted with a four-piece white suite comprising a low-level WC, pedestal wash hand basin, panelled bath with chrome mixer taps and shower attachment, and a corner shower cubicle. Additional features include an obscure uPVC double-glazed rear window, tiled splashbacks, recessed spotlights, extractor fan, and radiator.

OUTSIDE

The rear garden is predominantly enclosed by timber fencing and enjoys a south-easterly aspect, backing onto open paddock land. It features a paved patio area adjoining the property, with a lawn extending beyond. A gravelled pathway runs alongside the double garage, with two paved steps leading up to the main lawn. At the far end of the garden, there is an additional gravel and paved seating area, bordered by a variety of established shrubs. The oil tank is discreetly screened behind timber fencing and a gate.

The property benefits from both pedestrian and vehicular access via double timber gates to the front. A gravelled driveway extends into the garden area and provides access to a detached double garage, which is fitted with an up-and-over door, power and lighting. The garage also has a side window and a pedestrian access door. External features include an outside tap and lighting. The front garden is partly enclosed by low-level timber fencing and an attractive stone wall. It is mainly laid to gravel with a pathway leading to the entrance, alongside a shaped lawn bordered by a variety of shrubs and blossom trees. Additional benefits include exterior lighting, an Electric car charger and an outside socket to the side of house.

AGENTS NOTE

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

LOCAL AUTHORITY

West Northamptonshire Council
Angel Street
Northampton
Tel:0300-126700

Council Tax Band-E

VIEWING

Strictly by prior appointment via the agents Howkins & Harrison. Contact Tel:01327-316880.

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.

FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

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.



Approximate Gross Internal Area 1686 sq ft - 156 sq m (Excluding Garage)

Ground Floor Area 852 sq ft – 79 sq m

First Floor Area 834 sq ft – 77 sq m

Garage Area 275 sq ft – 26 sq m



Garage

Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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