



Falcon View, Greens Norton, NN12 8BT



26 Falcon View  
Greens Norton  
Northamptonshire  
NN12 8BT

£350,000

**A well presented and extended 3 bedroom semi detached house in a lovely village location.**

The property has extended accommodation comprising; entrance hall, lounge and dining areas, garden room, kitchen, lobby, cloakroom, and study. On the first floor there are 3 bedrooms and a modern bathroom. Outside the property has a driveway to the front and front & rear gardens.

A lovely, well presented, home which must be seen.

- Extended Semi Detached House
- 3 Bedrooms
- Lounge/ Dining Room
- Garden Room
- Large Kitchen with Appliances
- Study on Ground Floor
- Cloakroom
- Driveway
- Front & Rear Gardens





## Ground Floor

The front door opens to an entrance hall with stairs to the first floor and door to the living room.

The living room has two windows to the front, wall panelling, and is open to the dining area which has wall panelling. Open doorway to the kitchen and garden room.

The garden room is of UPVC double glazing and brick construction with an insulated roof. French doors open to the garden.

The large kitchen has a range of units to floor and wall levels with a butler style sink and granite worktops. Extensive range of cupboards, drawers and larder units. Integrated appliances include gas hob, extractor hood, oven and dishwasher. Space for a side-by-side fridge freezer Window and glazed door to the rear garden and lobby.

A lobby has a door to a cloakroom which has a WC with an integrated wash basin for recycling water.

access to the rear garden via a pathway.

The rear garden has a paved patio, two timber decks, lawn and is enclosed by fencing and hedges.

## Heating

The property has gas to radiator central heating.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band:

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



The study has a window to the front and a built-in cupboard.

## First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a modern suite with a shower bath and glass screen over, WC, and wash basin with vanity unit. Tiled walls and window to rear.

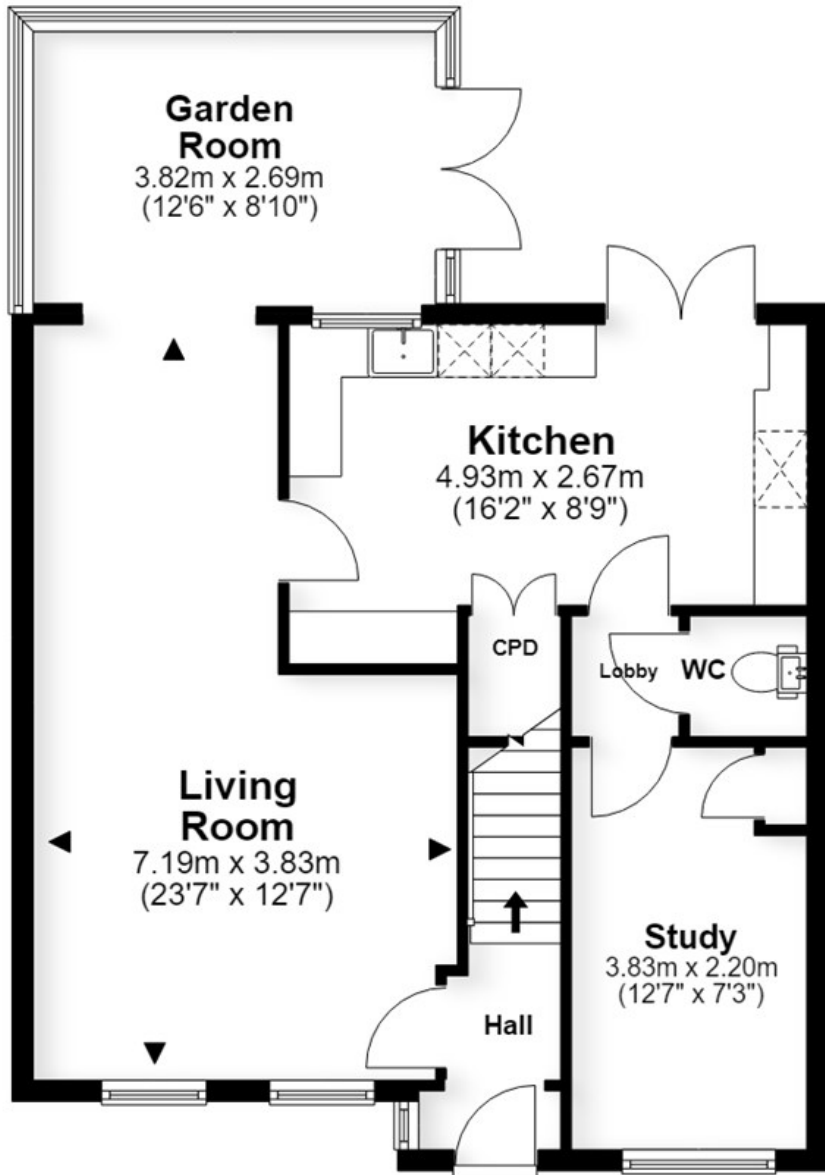
## Outside

The front garden has lawns and a tarmac driveway providing off-road parking. Gated

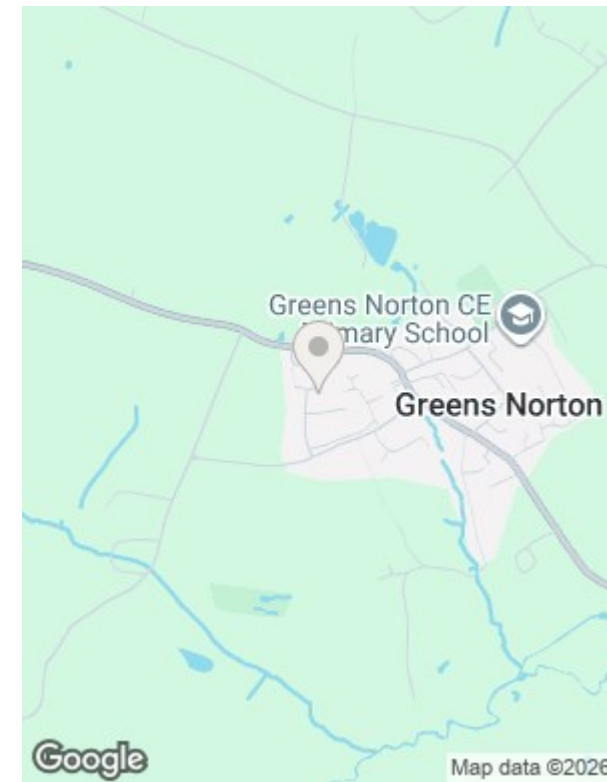
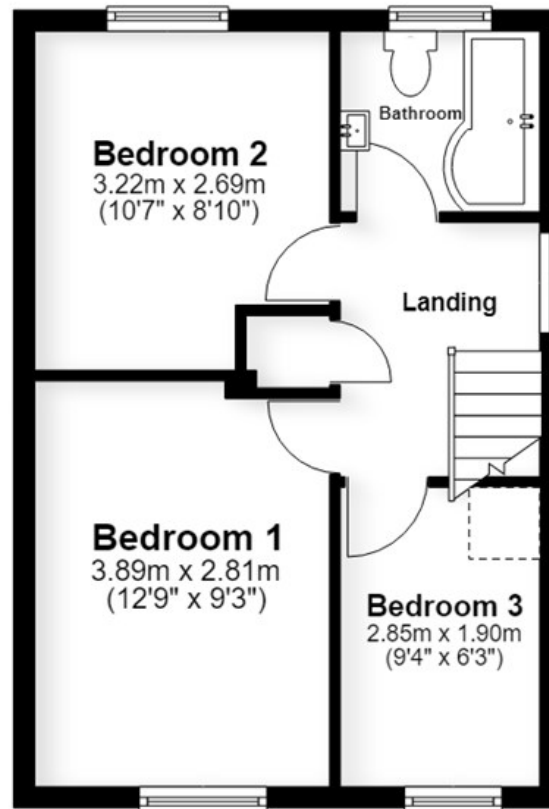




## Ground Floor



## First Floor



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



| 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 |           |

