



**Ecton Lane**  
Sywell, Northampton

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



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**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

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**£599,995 Freehold**





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## 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 large driveway providing ample off road parking and a double garage with power and light connected.



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.

## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas
Parking	Yes
EV Charging	None
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## 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 - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

# 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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