



Good Choice are proud to offer for sale this well presented and spacious, detached bungalow situated in the popular South Northants village of Ashton. The village has a number of amenities, including a village hall, a church, a pub and a primary school. There is also a small shop/post office in neighbouring Hartwell.

Accommodation includes an entrance hall, living room, dining room, study, kitchen diner, utility, wc, family bathroom, three bedrooms and en-suite. Outside are front, side and rear gardens with a workshop, shed(s) and driveway for three cars leading to a double garage. (B/150m2/L)



Key Features:

- POPULAR SOUTH NORTHANTS VILLAGE OF ASHTON
- SPACIOUS DETACHED BUNGALOW
- THREE BEDROOMS
- LIVING ROOM & DINING AREA & STUDY
- KITCHEN DINER
- UTILITY & WC
- EN-SUITE
- BATHROOM
- COUNCIL TAX BAND E
- PRIVATE GARDENS
- DRIVEWAY FOR THREE CARS - DOUBLE GARAGE - WORKSHOP

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



Entrance Hall

Entered via a double glazed front door, carpet, radiator, cupboard and doors to:

Kitchen Diner 5.84m max x 5.39m max (19'2 x 17'8)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, double electric oven, electric hob, double glazed window to the front, radiator, tiling to water sensitive areas and door to the utility.

Utility Room 2.85m x 3.41m (9'4 x 11'2)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, space for a dishwasher, washing machine, dryer and fridge freezer, cupboard, door to the side and door to the WC.

WC 1.64m x 1m (5'5 x 3'3)

Tiled flooring, WC, radiator and double glazed window to the side.

Dining Area 2.98m x 3.1m (9'9 x 10'2)

Carpet, radiator, double glazed window to the front and opening to the living room.

Living Room 7.31m x 4.08m (24' x 13'5)

Carpet, TV point, door to the study, gas fire, double glazed window to the front, double glazed sliding doors and French doors to the side.

Study 4.19m x 2.98m (13'9 x 9'9)

Carpet, radiator, double glazed window to the rear and loft access (basic storage).

Bathroom 3.03m x 2.73m (9'11 x 8'11)

Bath, WC, pedestal wash basin, cupboard, radiator and double glazed window to the rear.

Bedroom 1 3.92m x 3.22m (12'10 x 10'7)

Carpet, double glazed window to the side, fitted wardrobes, radiator and door to the en-suite.

En-Suite 1.91m x 1.37m (6'3 x 4'6)

Tiled flooring, WC, mounted wash basin with storage under, shower cubicle, tiling to water sensitive areas and extractor.

Bedroom 2 3.03m x 4.25m (9'11 x 13'11)

Carpet, double glazed window to the rear and radiator.

Bedroom 3 3m x 3.03m (9'10 x 9'11)

Wood laminate flooring, radiator, double glazed window to the rear and fitted wardrobe.

Front/Side/Rear Gardens

Fence enclosed, mainly laid to lawn with large patio seating area, decking, trees, shrubs, borders, two sheds and work shop. Off road parking for three cars to the front.

Double Garage 5.5m x 6.07m (18'1 x 19'11)

Two up and over garage doors, double glazed window and door to the side, light, power and roof storage.

Workshop 4.15m x 2.26m (13'7 x 7'5)

Light, power, double glazed windows to the front, side and rear and stable door to the rear.



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.