



HARWOODS

Chartered Surveyors & Estate Agents

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk
T : 01933 278591
E : res@harwoodsproperty.co.uk



12 Chequers Lane, Grendon, Northamptonshire NN7 1JP

£575,000 - Freehold

12 Chequers Lane, Grendon, Northamptonshire NN7 1JP

A spacious and individually built 4 bedroom detached bungalow situated in the picturesque village of Grendon and offering panoramic views of Northamptonshire Countryside.

Built in the early 1960s and occupying a lovely plot measuring 0.324 of an acre, the bungalow is positioned to the east of the village and is a short walk from the centre and school, whilst a number of bridle paths can be found nearby offering several rural walks.

Sold with vacant possession, the bungalow offers comfortable, versatile accommodation comprising of entrance porch, spacious kitchen that looks onto the family room, utility room, cloak room, good size lounge, 4 bedrooms with a lovely size ensuite shower room to the master, bathroom and conservatory.

Outside, the bungalow has a deep frontage that provides off road parking for several vehicles, a double garage, and an additional outbuilding to the side of the property that is large enough to store vehicles. The back garden is a lovely size, enjoying a sunny southerly facing, with a gorgeous back drop of the countryside.

Properties in this location are rarely available, and whilst the property is in need of some updating, it does offers vast potential for alteration and extensions (subject to gaining any necessary permissions). Viewing recommended.



The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Approaching from the front, UPVC double glazed door into the hallway, storage cupboard, inner door to the kitchen dining area.

Family Room

9'5" x 20'1" (2.87m x 6.12m)

Bright and spacious room enjoying a scenic countryside outlook and featuring tiled flooring, sliding patio doors, radiator, door to the lounge, bedrooms 3 & 4 and opening to the kitchen area.

Lounge

18'0" x 11'2" (5.49m x 3.40m)

Spacious lounge enjoying a dual aspect, fitted carpet, stone fireplace with wood burning stove, double glazed windows to the side and rear, double glazed door to the garden.

Kitchen

13'5" x 8'4" (4.09m x 2.54m)

Fitted kitchen featuring plenty of work top space, base and wall mounted cupboards, pull out drawers, gas hob, integrated oven and grill, sink and drainer, tile splash backs, tile flooring, double glazed window to the side, door to the utility.

Utility Room

8'8" x 5'11" (2.64m x 1.80m)

Plumbing for washing machine, base and wall mounted cupboard, tiled splash backs, inner door to the cloak room and garage, UPVC door to the boot room.

Cloakroom

WC, wash hand basin and double glazed window.

Boot Room

Part brick/UPVC room running along the side of the bungalow. Doors to the front garden and conservatory, double glazed windows to the rear.

Conservatory

7'2" x 9'8" (2.18m x 2.95m)

Double glazed windows to the side and rear, double glazed door, tiled flooring.

Inner Hall

Fitted carpet, doors to the master bedroom, bedroom 2 and the bathroom.

Bedroom 1

13'1" x 14'10" minimum (3.99m x 4.52m minimum)

Lovely size master bedroom featuring built in wardrobes, double glazed window and door to the rear. Door to the ensuite.

En Suite Shower Room

Modern refitted fully tiled shower room featuring WC, wash hand basin with vanity unit, shower with glass screen, double glazed window to the rear, heated towel rail, extractor fan.

Bedroom 2

9'0" x 9'8" minimum (2.74m x 2.95m minimum)

Fitted carpet, radiator, wardrobe and double glazed window to the front.

Bedroom 3

9'10" x 9'4" (3.00m x 2.84m)

Fitted carpet, double glazed window, radiator. built in cupboard.

Bedroom 4

9'8" x 8'6" (2.95m x 2.59m)

Fitted carpet, built in cupboard, radiator, double glazed window.

Family Bathroom

Panelled bath with electric shower over, WC, wash hand basin, tiled splash backs, radiator.

Double Garage

16'10" max width x 15'7" max depth (5.13m max width x 4.75m max depth)

Separate 'up & over' doors into the garage. Valuted ceiling providing potential for over head storage, gas fired boiler, inner door to the utility room.

Front Garden

Rear Garden

Rockery, Patio area, raised decking area, lawn,.

Council Tax Banding

North Northamptonshire Council. Band F rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.



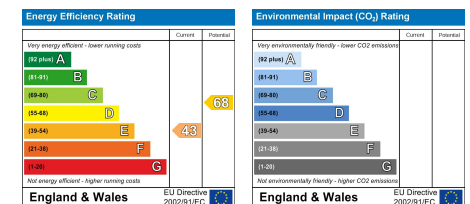




This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.



21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

