



Church Lane

Walgrave, Northampton





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Walgrave, Northampton, NN6 9QH

TOTAL AREA: APPROX. 272.11 SQ. METRES (2929 SQ. FEET)

LOCATED RIGHT IN THE HEART OF THE EVER POPULAR VILLAGE OF WALGRAVE, NEXT TO THE PRETTY ST PETER'S CHURCH IS SPIRE LODGE, A FANTASTICALLY WELL PRESENTED AND HUGELY DECEPTIVE FIVE BEDROOM DETACHED PROPERTY BOASTING APPROXIMATELY 3000 SQ FT OF VERSATILE AND MODERN LIVING SPACE.

GROUND FLOOR

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM
- BEDROOM TWO
- EN-SUITE
- BEDROOM FOUR
- STUDY / BEDROOM FIVE
- BATHROOM

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- BEDROOM THREE

£700,000 Freehold





THE PROPERTY

Enter the property via an airy porch then through a glazed door into a long entrance hall at the end of which you'll find a beautifully rebuilt staircase with glass balustrades. A large opening from the hallway takes you into the stunning hub of the home, the kitchen / dining / family room which is 720 sq ft of family and entertaining space that houses a high quality in frame kitchen with granite worktops, central island and an array of fitted appliances. Beyond the peninsula are the large dining and sitting areas with an impressive log burning stove, fitted dresser and two bi-fold doors that open up onto a large patio area.

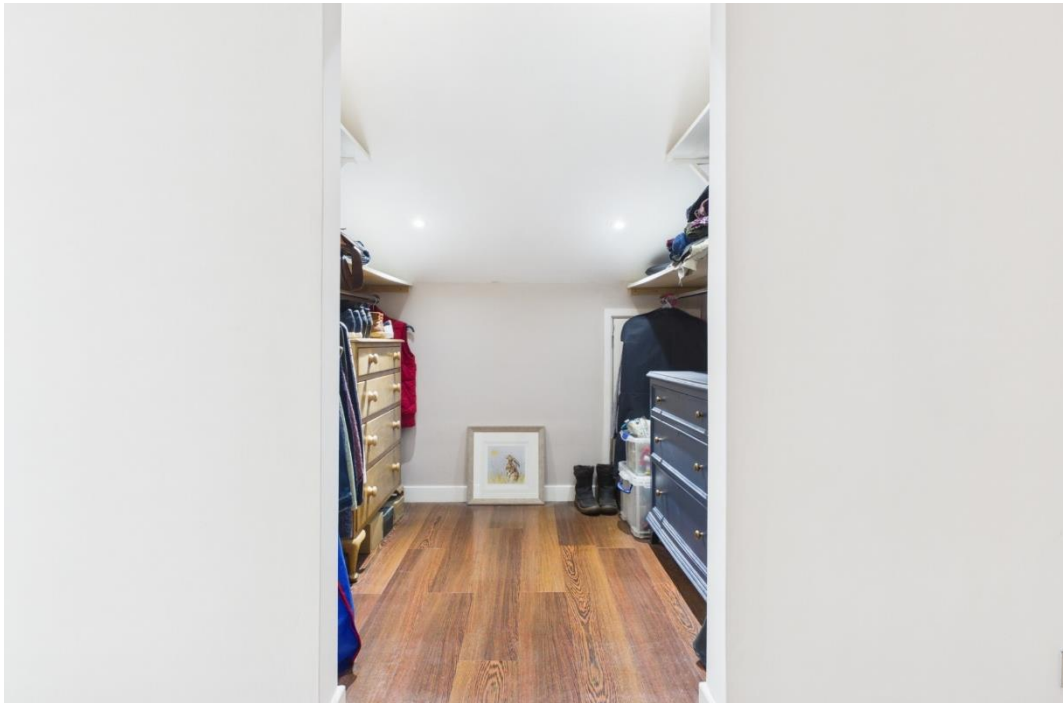
On the other side of the kitchen is a large and practical utility room and a versatile reception room currently being used as a study and snug with another set of bi-fold doors leading out to the garden. The remainder of the ground floor is host to the second bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom.

Up the redesigned staircase and off the landing you will find a spectacular principal suite with expansive bedroom area that enjoys two Juliet balconies overlooking the garden and fields over rooftops, a long walkway with a wall lined with fitted wardrobes, walk in wardrobe and luxurious en-suite bathroom complete with freestanding bath and separate shower. On the other side of the landing is yet another generous double bedroom.

Outside the space continues with a large and private southerly facing garden brilliant for relaxing and entertaining with its bi-fold doors connecting the living space and the large L-shaped decked area beyond which is a generous lawned area that rises toward the end and is surround by established natural borders. A side gate takes you onto the driveway that provides parking for four vehicles and leads toward a detached double garage. The front garden wraps around property and offers the house great privacy with its established plants and trees.

EPC Rating TBC. Council Tax Band F.





LOCATION

The village of Walgrave sits between the A43 and A508 main roads, both of which give access to the A14 and in turn to the M1 and M6 at Catthorpe interchange. Due north of Pitsford Reservoir which offers sailing, fishing and walking activities, the village itself has a post office, public house, primary school, village hall and pocket park as well as supporting a variety of clubs and societies including Walgrave Amber FC, one of the oldest football teams in Northamptonshire. Local grocery provisions and other services can be accessed in the nearby villages of Brixworth (5 miles) or Mawsley (3 miles) with the nearest high street shopping and local authority provisions being available in Kettering town centre just over 6 miles away. Kettering also has a mainline train station with services to London St Pancras International and Nottingham.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

TOTAL AREA: APPROX. 272.11 SQ. METRES (2929 SQ. FEET)



Approximate total area⁽¹⁾
2929 ft²
272.3 m²

Reduced headroom
64 ft²
5.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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