



5 Orchard Close, Milton Malsor, Northamptonshire, NN7 3AY

HOWKINS &  
HARRISON

5 Orchard Close, Milton  
Malsor, Northamptonshire,  
NN7 3AY

Guide Price: £400,000

An established detached family home located in a cul de sac position in the highly regarded village of Milton Malsor, in need of modernisation, and offered for sale with no upward chain.

#### Features

- Detached family home
- Sitting room & study
- Kitchen/breakfast room
- Utility & cloakroom
- Four bedrooms
- En-suite to master
- Single garage
- In need of modernisation



## Location

The pretty village of Milton Malsor lies some four miles south of Northampton town centre off the former Towcester/Oxford Road (A43). Junction 15 of M1 is about two miles distance. Amenities in the village are centred around The Green including a primary school, 12th Century Parish Church, active village hall, and a public house. It is suited to several secondary school options.



## Ground Floor

The accommodation is entered through a uPVC front door into the hall where the stairs rise to the first floor and the cloakroom and study can be found. Double doors lead into the sitting room which features a burner and a dual aspect with a door into the rear garden.

The kitchen/breakfast room has a range of cabinets, working surfaces incorporating a sink unit, space for range cooker, built in dishwasher and French doors to the rear garden, the utility room has a sink unit, wall mounted Vaillant boiler, useful pantry cupboard and door to rear garden.

## First Floor

The first floor has four bedrooms and family bathroom with the master bedroom having an en-suite shower room.

## Outside

The front of the property is mainly blocked paved providing off road parking, with access to a single garage, and pedestrian side access to the rear garden which has a paved patio and lawned gardens.

## Viewing

Strictly by prior appointment via the agents. Tel -01604 823456.

## Fixtures and Fittings

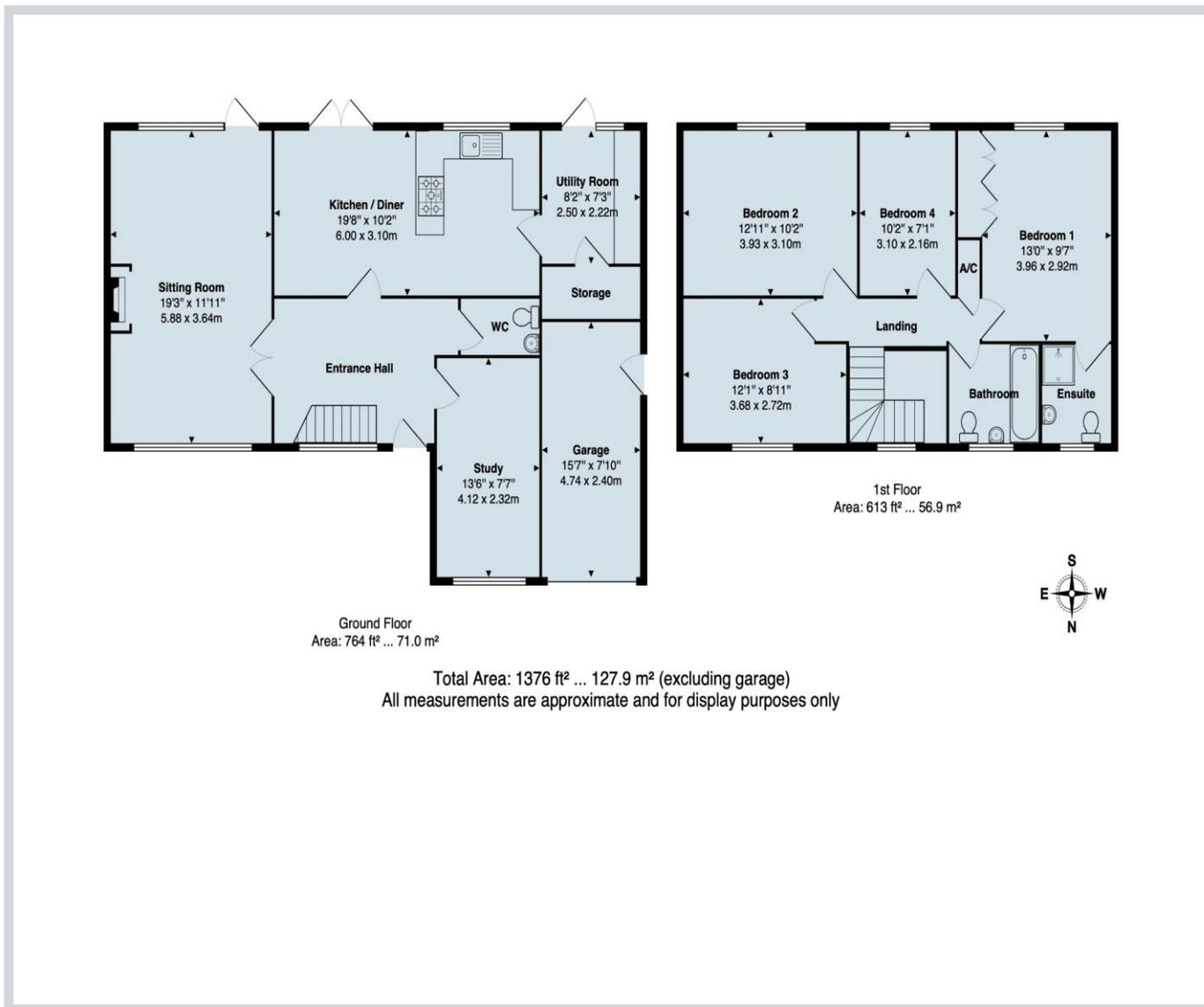
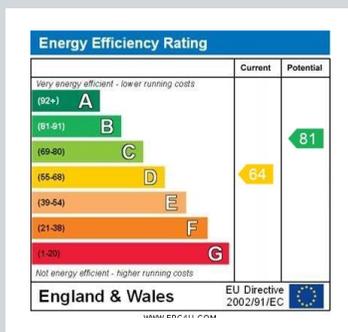
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. - Tel: 0300-1267000  
Council Tax Band - E



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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