



**Connells**

Berry Lane  
Wootton Northampton



## Property Description

Why This Home Stands Out:

The ground floor is a family haven, with an entrance hall flowing into a 33-foot dual-purpose lounge/dining area perfect for hosting. The versatile family room adds creativity to your living space, while the sunlit conservatory opens to a low-maintenance garden—ideal for year-round use. At the heart of the home is a practical kitchen and utility room, complemented by a handy downstairs WC.

Upstairs, the generously-sized master suite boasts an en-suite, while three further double bedrooms share a family bathroom and separate WC. The property's detached double garage and private driveway ensure ample space for vehicles.

Situation and Schooling

Wootton has a range of amenities, including a medical centre. Northampton centre for theatres, arts and cinema is within a 10 minutes' drive. Caroline Chisholm School provides education for 4 - 18 years old. Local private schools include preparatory schools at Spratton and Maidwell, and public schools at Rugby, Oundle, Uppingham, Kimbolton and Stowe. Northampton School for Girls and School for Boys are both within 20 minutes' drive.

## Entrance Porch

Double glazed door with two complementary windows on each side. Door to entrance hall.

## Entrance Hall

Wooden door to front elevation with two complementary windows on each side. Radiator. Further doors leading of to kitchen, lounge/ dining area and family room. Storage cupboard. Stairs rising to first floor landing.

## Family Room

Two double glazed windows to the front elevation and one window to the side. Two radiators.

## Cloakroom

Suite comprising low level flush wc, wash hand basin with tiling to the splash back areas and floor. Radiator. Opaque double glazed window to the side elevation.

## Utility Room

Double glazed window to the side elevation and double glazed door to the rear. Sink. Breakfast bar. Space for white goods. Plumbing for washing machine. Storage cupboard.

## Second Entrance Porch

Double glazed window to the rear elevation and door to the side.

## Lounge/ Dining Area

Double glazed window to the front elevation. Chimney breast. Two radiators. Double glazed sliding doors leading to conservatory. Connecting door to kitchen.

## Kitchen

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a fridge freezer, dishwasher, electric oven, grill and gas hob with cooker hood over. Tiled floor. Connecting door to the utility area and dining area/ lounge.

## Conservatory

UPVC and bricked construction with solid roof. Sliding door opening to dining area/ lounge and further door to the kitchen.

## First Floor Landing

Doors leading to four bedrooms and family bathroom and additional cloakroom. Access to loft space.

## Cloakroom

Wash hand basin, wc and opaque double glazed window to the side elevation.

## Bedroom One

Double glazed window to the rear elevation. Radiator. Connecting door to the en-suite.

## En-Suite

Suite comprising shower cubicle, low level flush wc and wash hand basin with tiling to the splash back areas and floor. Extractor fan, radiator and recess spot lights to the ceiling. Opaque double glazed window to the rear elevation.

## Bedroom Two

Double glazed window to the front elevation. Radiator. Built in wardrobes.

## Bedroom Three

Double glazed window to the front elevation. Radiator. Built in wardrobes.

## Bedroom Four

Double glazed window to the rear elevation. Radiator. Two storage cupboards, one to include boiler. Built in wardrobes with dressing table.

## Family Bathroom

Suite comprising bath with mixer taps, shower cubicle, low level flush wc and wash hand basin with tiling to the splash back areas and floor. Chrome heated towel rail and recess spot lights to the ceiling. Opaque double glazed window to the front elevation.

## Outside

### Front Garden

To the front of the property there is a driveway providing off road parking for multiple cars, lawned garden with some mature hedges and pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

### Rear Garden

Mainly laid to lawn with paved patio area ideal for entertaining and relaxation. Mature hedges, tree and shrubs borders. Timber retaining fence and gated access to the front garden.

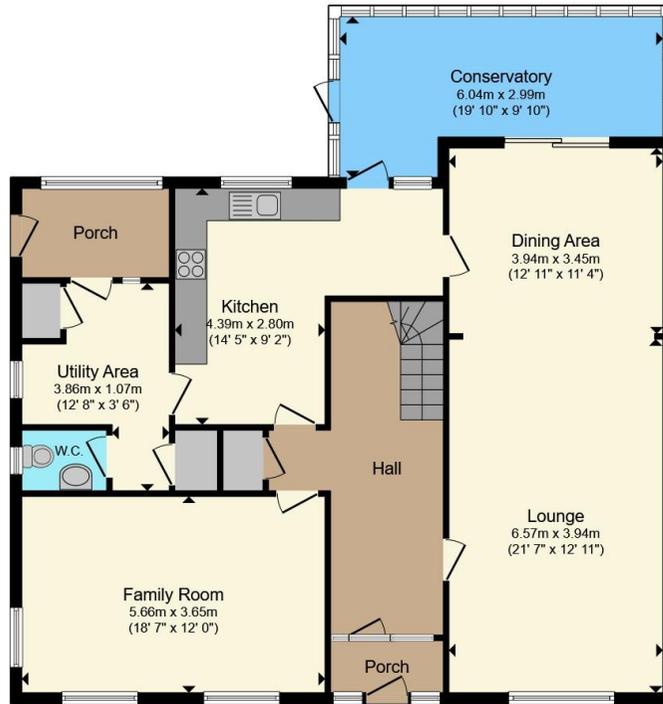
### Garage

Double detached garage with side door.

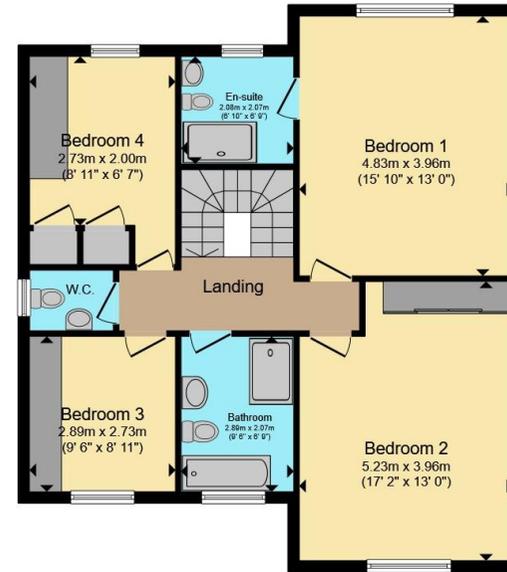








**Ground Floor**



**First Floor**

Total floor area 212.7 m<sup>2</sup> (2,290 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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