

NEW INSTRUCTION



NORTHAMPTON ROAD
Litchborough, Towcester, NN12



DAVID COSBY
ESTATE AGENTS



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Northampton Road

Litchborough, Northampton, NN12

Total GIA Floor Area | Approx. 85 sqm (915 sqft)

Features

- Three-bedroom semi-detached village home
- Requiring full refurbishment and modernisation
- Spacious dual-aspect sitting/dining room
- Kitchen with traditional pantry
- Ground-floor WC and first-floor bathroom
- Two useful ancillary stores with conversion potential
- Generous rear garden extending to over 70 feet
- Established front and rear gardens
- Attractive Northamptonshire village location
- Excellent investment or refurbishment opportunity
- Offered for sale with no onward chain

Description

An excellent opportunity to acquire a well-proportioned, three-bedroom semi-detached house occupying an established position within the attractive Northamptonshire village of Litchborough. The property offers considerable potential for improvement and modernisation, making it particularly appealing to purchasers seeking a refurbishment project or investment opportunity.

The house is of traditional cavity masonry construction, with external pebble-dash rendered elevations beneath pitched, tiled roofs, incorporating concrete Finlock gutters and decorative brick soldier-course detailing.

The accommodation includes an entrance hall, ground-floor WC, spacious dual-aspect sitting/dining room, kitchen with pantry and adjoining lobby providing access to two useful stores with potential for incorporation into the living accommodation, subject to the necessary approvals. Upstairs are three bedrooms and a family bathroom. Outside, established front gardens provide an attractive setting, whilst gated side access leads to a generous rear garden extending to over 70 feet, with a patio, lawn, mature trees, shrubs and a garden pond.

A THREE-BEDROOM SEMI-DETACHED VILLAGE HOME WITH SPACIOUS ACCOMMODATION, USEFUL ANCILLARY STORES AND GENEROUS ESTABLISHED GARDENS, SITUATED IN THE DESIRABLE NORTHAMPTONSHIRE VILLAGE OF LITCHBOROUGH



The Property

Entrance Hall

Accessed from the recessed entrance porch, the entrance hall has a cambered frontage with natural light provided by a top-hung casement window. The floor is finished with thermoplastic tiles, and a straight flight of timber stairs rises to the first-floor landing.

Ground Floor WC

Fitted with a low-level flush WC, terrazzo-effect sheet vinyl flooring and artificial lighting.

Sitting/Dining Room

A well-proportioned, dual-aspect reception room enjoying good natural light from a four-unit casement window overlooking the front garden and a double-glazed door with matching sidelights providing access to and views over the rear garden. The floor is finished with timber-effect laminate boards, and there is a disused fireplace with a partially dismantled surround, possibly incorporating a redundant back boiler.

Kitchen

A galley-style kitchen fitted with a basic range of base and wall-mounted cupboards, wood-effect work surfaces and a stainless-steel sink and drainer with pillar taps. The walls are partly tiled, and the floor is finished with thermoplastic tiles. A casement window provides natural light and views over the rear garden. There is useful understairs storage with fitted shelving, together with a traditional pantry incorporating a concrete cold shelf and a fixed internal window providing borrowed light from the adjoining rear lobby.

Rear Lobby

A useful ancillary area with painted brickwork and sections of pebble-dash rendered wall finishes. A two-panelled, obscure-glazed external door provides access to the side of the property.

Store

A versatile ancillary space with painted brick walls and an exposed concrete floor slab, incorporating a step down to a smaller adjoining former coal bunker/store. The accommodation offers potential for conversion and incorporation into the main living space, possibly to create a larger kitchen/dining area, subject to the necessary statutory consents and approvals. This provides an opportunity for purchasers to reconfigure and improve the ground-floor accommodation to suit their requirements.



The Property

First Floor Landing

A spacious landing with a three-pane casement window providing natural light and views over the rear garden. The floor has exposed pine boards, whilst the ceiling is partly vaulted. Flush timber doors provide access to the three bedrooms and family bathroom.

Bedroom One

A well-proportioned double bedroom situated to the front left-hand side of the property, featuring a partly vaulted ceiling and a large three-unit casement window overlooking the front garden. The walls are finished in emulsion paint, whilst the floor has exposed pine boards, some of which have been painted.

Bedroom Two

A further well-proportioned double bedroom situated to the front right-hand side of the property, with a four-unit double-glazed casement window providing good natural light. The walls have painted finishes, whilst the floor has exposed pine boards, some of which have been painted. As with the remainder of the property, preparation and redecoration will be required as part of the general programme of refurbishment.

Bedroom Three

A single bedroom with a partly vaulted ceiling, exposed pine floorboards and a three-unit casement window overlooking the rear garden. There is a built-in wardrobe with an upper shelf and hanging rail, together with a separate airing cupboard fitted with high and low-level double panelled doors, housing an insulated copper hot water cylinder with slatted pine shelving above.

Bathroom

Situated to the rear left-hand side of the property, the bathroom has a three-unit casement window to the side aspect. The white suite comprises a panelled bath with chrome mixer tap and wall-mounted shower over, together with a pedestal wash hand basin with chrome mixer tap. The walls are partly finished with ceramic tiling around the bath and shower area, whilst the floor has terrazzo-effect sheet vinyl. Mechanical extract ventilation is also installed.





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Grounds

Front Aspect

The property is set back from Northampton Road behind a timber picket fence, with a pedestrian gate and steps leading down towards the entrance.

The front garden is laid principally to lawn, with a variety of established shrubs and mature trees providing an attractive, leafy setting, although the grounds are currently overgrown and require clearance and maintenance. A pathway leads to a recessed, open-fronted entrance porch, where a traditional five-panelled entrance door opens into the property. Secure gated pedestrian access is also provided to the side and rear gardens.

Rear Garden

The generous rear garden extends to over 70 feet in length and can be accessed from both the side lobby and the sitting/dining room, the latter having a glazed door with matching sidelights opening directly onto the garden. Immediately adjoining the house is a patio area, beyond which the garden is laid principally to lawn, with a variety of established shrubs, plants and trees. A garden pond is situated approximately halfway along the garden, whilst a number of semi-mature and mature trees provide an attractive backdrop, particularly towards the rear boundary.

The garden is enclosed principally by close-boarded timber fencing and is currently heavily overgrown, requiring substantial clearance, pruning and general maintenance. Nevertheless, its generous proportions and established planting offer considerable potential for landscaping and improvement.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Litchborough is a traditional rural village set amidst open countryside in West Northamptonshire, a short drive from the historic market town of Towcester. Surrounded by gently undulating farmland and a network of footpaths and bridleways, the village offers a peaceful and well-connected setting for those seeking a quieter pace of life.

The village has an appealing mix of architectural character, ranging from period cottages to larger country houses. Notable landmarks include Litchborough Hall, a former manor house, and the Church of St Martin, a twelfth-century building that sits at the heart of the community. Day-to-day amenities include a village hall and children's play area, together with The Old Red Lion, a traditional public house recently reopened to serve the village. A broader range of shops, services and leisure facilities is available in Towcester.

Schooling in the area includes a primary school in neighbouring Blakesley, with secondary provision in Towcester and Bugbrooke. A number of independent schools are also accessible, including Northampton High School and Quinton House.

For commuters, Litchborough is well placed for the A5, A43 and M1, while mainline rail services to London are available from Long Buckby and Milton Keynes, making the village a practical option for those seeking a rural home within reach of key employment centres.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Electricity, Drainage **Heating:** Electric Storage Heaters at Ground Floor

Council Tax Band: Band B **EPC Rating:** Rating E

Broadband: Ultra-fast available with up to 1,000Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

*This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



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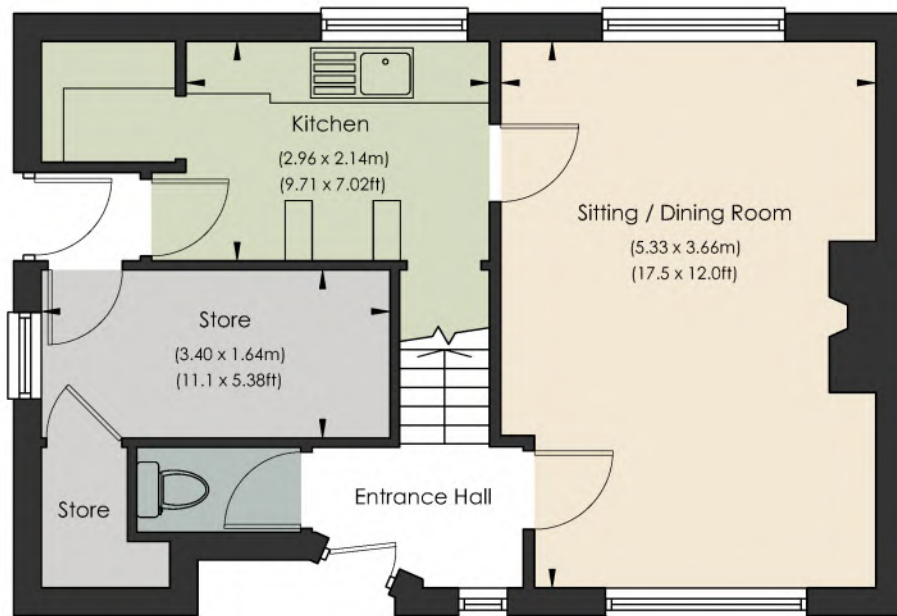
Northampton Road, Litchborough, NN12 8JB

Approximate GIA (Gross Internal Area) = 85 sqm (915 sqft)

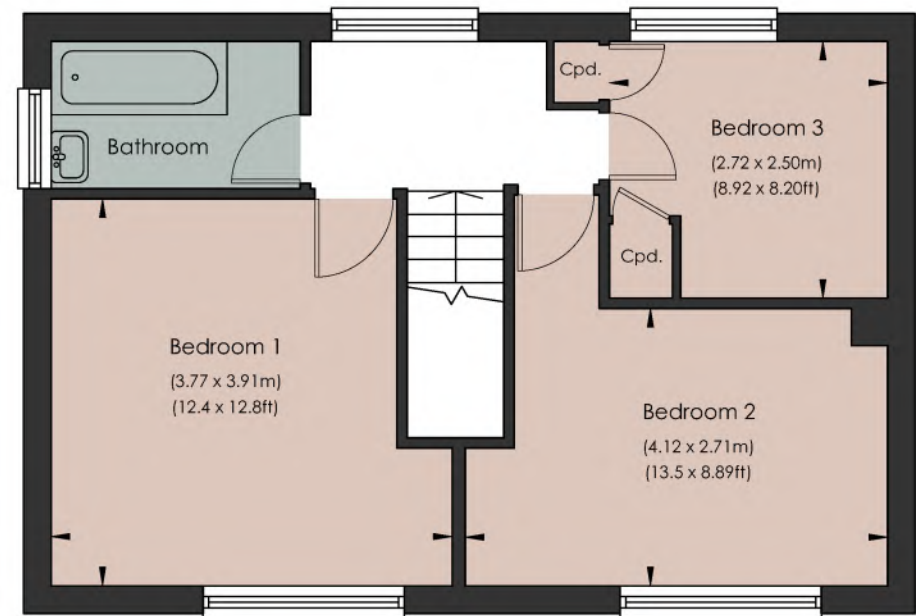


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 42 sqm (452 sqft)



FIRST FLOOR GIA = 43 sqm (463 sqft)