



Northfield Green
East Haddon, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Northfield Green

East Haddon, Northampton, NN6 8BJ

TOTAL AREA: APPROX. 225.21 SQ. METRES (2424.1 SQ. FEET)

NORTHFIELD GREEN IS A QUIET CUL-DE-SAC WITHIN THE HIGHLY DESIRED VILLAGE OF EAST HADDON WHICH IS SURROUNDED BY BEAUTIFUL NORTH NORTHAMPTONSHIRE COUNTRYSIDE. THE CUL-DE-SAC ITSELF UNIQUELY BOASTS ITS OWN, RESIDENTS ONLY, GREEN AND IS WHERE YOU WILL FIND THIS SUBSTANTIAL AND STONE BUILT, FIVE BEDROOM DETACHED FAMILY HOME WITH APPROXIMATELY 2400 SQ FT OF INTERNAL SPACE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN
- BREAKFAST ROOM
- UTILITY ROOM

SECOND FLOOR

- LANDING / SNUG
- BEDROOM TWO
- BATHROOM

OUTSIDE

- STORM PORCH
- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

Offers In Excess Of £650,000 Freehold





THE PROPERTY

Walking through the front garden and under the storm porch you enter the hallway off which you have access to the WC and study to the front. To the left of the hallway is the large sitting room with log burner and views onto the front garden. Glazed oak double doors open onto the well proportioned dining room at the end of which are glazed French doors to the airy conservatory with panoramic views of the southerly facing garden.

To the rear of the ground floor is a large modern kitchen with range cooker, fitted dishwasher, fitted fridge / freezer and a multitude of units. An archway leads you through to the bright breakfast room with doors to the rear garden and practical utility room.

The first floor is host to the generously sized principal bedroom with two windows looking toward the green and door leading to the en-suite shower room. Off the landing are a further three double bedrooms and well appointed family bathroom.

Stairs lead up to the second floor which is a superb space for older children or guests with its large landing which acts as this floor's reception room beyond which is an expansive bedroom with fitted wardrobes and en-suite bathroom.

Outside to the front is a lawned garden with mature bedded borders and a double width block paved driveway which leads towards a double garage with light and power connected as well as a courtesy door to garden. The rear garden is perfect for basking in the sun with its southerly aspect, paved patio and lawned areas with bedded borders.

EPC Rating C. Council Tax Band G.





LOCATION

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.



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. 225.21 SQ. METRES (2424.1 SQ. FEET)





☎ 01604 624900

🌐 www.jacksongrundy.com

✉ thevillageagency@jacksongrundy.co.uk

📘 📷 @jacksongrundyestateagents

JACKSON GRUNDY | *The Village Agency*