



Good Choice Property Sales are proud to offer for sale this beautifully presented, extended semi-detached property with open countryside views situated in the popular south Northants village of Whittlebury, near to schools, countryside, local pub and major road links.

Accommodation includes an entrance hall, living room, kitchen diner with lounge area, utility and WC. To the first floor are three bedrooms and a shower room. Outside are extensive south facing rear gardens joining onto open countryside and a driveway for two cars and garage to the front (A/97m2/L)



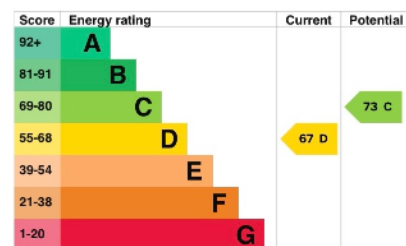
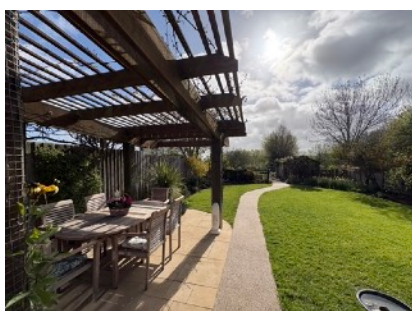
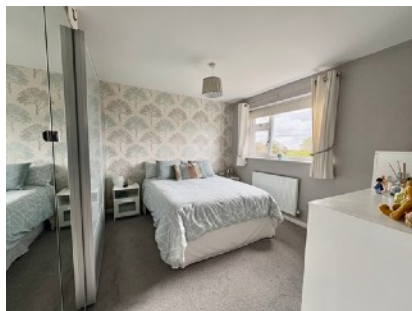
Key Features:

- IMMACULATE EXTENDED SEMI-DETACHED PROPERTY
- POPULAR SOUTH NORTHANTS VILLAGE LOCATION
- KITCHEN DINER WITH LOUNGE AREA
- UTILITY & WC
- SEPARATE LIVING ROOM WITH DUAL FUEL STOVE
- THREE BEDROOMS
- SHOWER ROOM
- EXTENSIVE SOUTH FACING REAR GARDENS WITH ORCHARD
- COUNTRYSIDE VIEWS
- DRIVEWAY FOR TWO CARS
- GARAGE WITH ELECTRIC ROLLER DOOR
- COUNCIL TAX BAND C

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



The graph shows this property's current and potential energy rating.

- * Ground floor benefits from under floor heating
- * Please be advised the vendors of this property are related to the selling agent

Entrance Hall

Entered via a composite front door, tiled flooring, two double glazed windows to the side, stairs to the first floor, cupboard and glass panelled doors leading to:

Living Room 4.05m max x 4.23m (13'3 x 13'11)
Carpet, double glazed window to the front, TV point and dual fuel stove.

Kitchen Diner 3.61m max x 6.07m max (11'10 x 19'11)
Tiled flooring, base and wall units, work surface, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor, fitted dishwasher, space for fridge freezer, pantry, double glazed window to the rear, opening to the adjoining lounge area and glass panelled door to the utility.

Lounge Area 2.31m x 2.82m (7'7 x 9'3)
Tiled flooring, double glazed window to the side, double glazed patio doors to the rear and TV point.

Utility 2.90m x 2.07m (9'6 x 6'9)
Tiled flooring, base and wall units, stainless steel sink and drainer, electric oven, space for a washing machine, double glazed window to the rear, double glazed door to the side and door to the WC.

WC 1.53m x 1.25m (5' x 4'1)
Tiled flooring, double glazed window to the side, dual flush WC and mounted hand basin.

First Floor Landing
Carpet, double glazed window to the side, airing cupboard, loft access (ladder, light, part boarded) and doors to:

Shower Room 1.90m x 2.53m (6'3 x 8'4)
Vinyl flooring, tiling to water sensitive areas, dual flush WC, mounted wash basin with vanity unit and storage under, double shower cubicle, double glazed window to the rear, radiator and extractor.

Bedroom 1 3.15m x 4.19m (10'4 x 13'9)
Carpet, double glazed window to the rear with countryside views and radiator.

Bedroom 2 3.52m x 4.18m (11'7 x 13'9)
Carpet, double glazed window to the front and radiator.

Bedroom 3 2.27m x 2.37m (7'5 x 7'9)
Carpet, double glazed window to the front and cupboard.

Rear Garden
South facing, fence and hedge enclosed, mainly laid to lawn with large paved patio with pergola, resin surface seating area, large shed (with power), greenhouse, Olive tree, shrubs, borders, vegetable garden and Orchard (apple, pear and plums). Outside tap, rear access to the garage and store room.

Front Garden
Lawn, borders, shrubs and block paved driveway for two cars leading to a garage

Garage
Electric roller door, light, power and door to the rear garden.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.