



**West Haddon Road**  
Guiltsborough, Northampton

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



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## West Haddon Road

Guilsborough, Northampton, NN6 8QL

TOTAL AREA: APPROX. 140.84 SQ. METRES (1516 SQ. FEET)

LOCATED IN THE EVER POPULAR VILLAGE OF GUILSBOROUGH, SURROUNDED BY THE BEAUTIFUL NORTHAMPTONSHIRE COUNTRYSIDE, THIS HANDSOMELY MODERNISED AND SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED BUNGALOW OFFERS VERSATILE ACCOMMODATION IDEAL FOR SINGLE LEVEL LIVING AS WELL AS FAMILY LIFE. THE PROPERTY ALSO BENEFITS FROM BEING WITHIN CATCHMENT FOR THE VILLAGE'S HIGHLY SOUGHT AFTER PRIMARY AND SECONDARY SCHOOLS.

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### ACCOMMODATION

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN / DINING / FAMILY ROOM
- INNER HALL
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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### OUTSIDE

- FRONT GARDEN
- REAR GARDEN
- GARDEN ROOM

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**£587,500 Freehold**





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## THE PROPERTY

Upon entering, you are welcomed by a spacious hallway featuring a useful utility cupboard with sink and space for white goods. From here, doors lead into a well proportioned yet cosy sitting room and the impressive kitchen / dining / family room.

The heart of the home is the stunning open plan kitchen / dining / family space, which features a modern fitted kitchen with ample room for a large dining table. Beyond this, a light filled family area enjoys a striking sky lantern and bi-fold doors that open onto the garden, creating a wonderful space for both everyday living and entertaining.

An inner hallway provides access to all four generously sized double bedrooms. Two of the bedrooms benefit from stylish modern en-suite shower rooms, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress. To the front, a large gravel driveway provides ample off road parking and includes an electric vehicle charging point. The rear garden is expansive and private, featuring a generous patio area, an extensive lawn, a garden shed and a substantial garden room currently utilised as both a office and gym, offering excellent work from home potential.

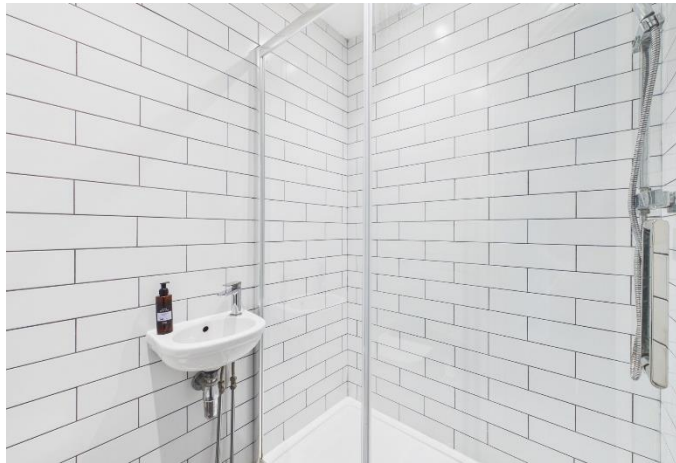
EPC Rating D. Council Tax Band D.





## LOCATION

Guiltsborough is a highly sought after village in NW Northamptonshire with excellent road links positioned 11 miles north of Northampton, 10 miles east of Rugby and 11 miles south of Market Harborough - all of which offer mainline train stations. With exceptional facilities for a village with a population of just over 700 residents, it offers education facilities from 2-18 years with a Pre-School, Primary School and Guiltsborough Secondary School and has its own fire station, health centre with pharmacy, public house, village hall providing a venue for numerous activities and clubs, sports pavilion/playing fields which is home to several sports teams, well-stocked shop/post office/coffee shop, hairdressing salon and amateur dramatics group as well as St Etheldreda's Church which possesses Saxon remnants among its Norman architecture.



## 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. 140.84 SQ. METRES (1516 SQ. FEET)





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