



Beech Lane
Kislingbury, Northampton





Beech Lane

Kislingbury, Northampton, NN7 4AL

TOTAL AREA: APPROX. 202.81 SQ. METRES (2183 SQ. FEET)

LOCATED WITHIN THE EVER POPULAR NORTHAMPTONSHIRE VILLAGE OF KISLINGBURY WHICH OFFERS A BRILLIANT SENSE OF COMMUNITY IS THIS WELL PRESENTED FOUR/FIVE BEDROOM IRON STONE BARN CONVERSION THAT IS SET DOWN THE QUIET AND QUAIN'T BEECH LANE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- STUDY
- KITCHEN / DINING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - EN-SUITE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - BATHROOM
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THE PROPERTY

Enter into the property you are welcomed by a spacious hallway where stairs lead you to the first floor and doors take you into the main reception rooms and a cloakroom. The kitchen has been extended over time and is now a fantastic and modern kitchen / dining room with a vast amount of cabinetry and worktop space as well as a range cooker and fitted appliances. A practical utility room serves the kitchen. From the hallway and kitchen you can access the beautiful living room with exposed beams, dual aspect windows, and gas fireplace. Double doors then open onto the dining room that enjoys access onto the garden via French doors and off which is the peaceful study/fifth bedroom.

Off the first floor landing is a very large principal bedroom with an generous amount of floor space, fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are all doubles in size and have access to the family bathroom which is again modern and with a four piece suite and fitted cupboards.

Outside to the front is block paved driveway that leads toward a single garage. The rear cottage style garden is private, southerly facing and mainly laid to lawn with raised bedding and a paved patio area ideal for basking in the summer sun which you can escape with part of the patio sitting under its wide and pillared veranda.

EPC Rating TBC. Council Tax Band F.





LOCATION

The River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kislingbury is home to several small businesses and amenities including, family butcher, post office and general stores as well as Hoggleys brewery once famed as the smallest licensed brewery in Britain. Kislingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only ¼ mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.



IMPORTANT NOTICE

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FLOORPLAN

TOTAL AREA: APPROX. 202.81 SQ. METRES (2183 SQ. FEET)



Approximate total area⁽¹⁾

2183 ft²
203 m²

Reduced headroom

117 ft²
10.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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