



4 Church Lane, Nether Heyford, Northampton, NN7 3LQ

HOWKINS &
HARRISON

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Northampton, NN7 3LQ

Guide Price £325,000

Situated in the highly sought-after village of Nether Heyford, this well-established family chalet home occupies a generous plot backing onto open fields. Requiring some modernisation, the property offers versatile and spacious accommodation, ample off-road parking for multiple vehicles, a single garage, and an attractive rear garden. Ideally located within easy reach of local amenities, well-regarded schooling and excellent road links.

Features

- Popular village location
- Ample off-road parking
- Three bedrooms
- Family bathroom
- Sitting room
- Sitting room
- Front and rear gardens
- Local amenities
- Good road links



Location

The village of Nether Heyford is well served with facilities including a post office, church, general store and newsagents, hairdressers, two public houses and a butchers. There is a village hall, cricket and tennis clubs and a village green reputed to be the largest in the country. There is a primary school in the village and secondary education can be found at Champion School in Bugbrooke and Sponne School in Towcester. Nearby private schools are Quinton House and Northampton School for Girls.

Nether Heyford has good access to the M1 at junction 16. There are a wide range of shops available in Northampton together with train services into London Euston with journey times of approximately one hour.

Sporting activities in the area include motor racing at the world famous Silverstone racing circuit, Northampton Saints rugby and Northampton Cobblers football at Sixfields, sports complexes in Northampton and Towcester, golf at Harlestone, Chapel Brampton and Collingtree Park, sailing at Pitsford Reservoir.



Ground Floor

The property is entered via the kitchen, which leads through to the spacious sitting room featuring a fireplace and a large window overlooking the rear garden. An inner hallway provides access to the remaining ground floor accommodation, including a versatile third bedroom, which could equally serve as a dining room or home office. Also located on the ground floor is the family bathroom, fitted with a panelled bath with shower over, WC and wash hand basin. Stairs rise from the hallway to the first floor, with useful understairs storage.

First Floor

The first floor comprises two well-proportioned bedrooms, both benefiting from fitted wardrobes. The second bedroom enjoys pleasant views across the neighbouring fields.

Outside

To the front, the property boasts an impressive driveway extending to almost 100ft, providing ample off-road parking for numerous vehicles. The front garden is mainly laid to lawn with a mature tree and is enclosed by established hedging. The driveway continues along the side of the property beneath a covered carport, leading to the detached single garage and continuing through to the rear. The generous rear garden is established and currently arranged in two lawned sections, offering excellent versatility for families, entertaining or gardening. Backing onto open fields, the garden enjoys a good degree of privacy and is enclosed by mature hedging and fencing.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison.
Tel:01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

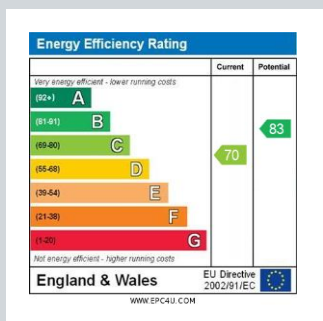
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

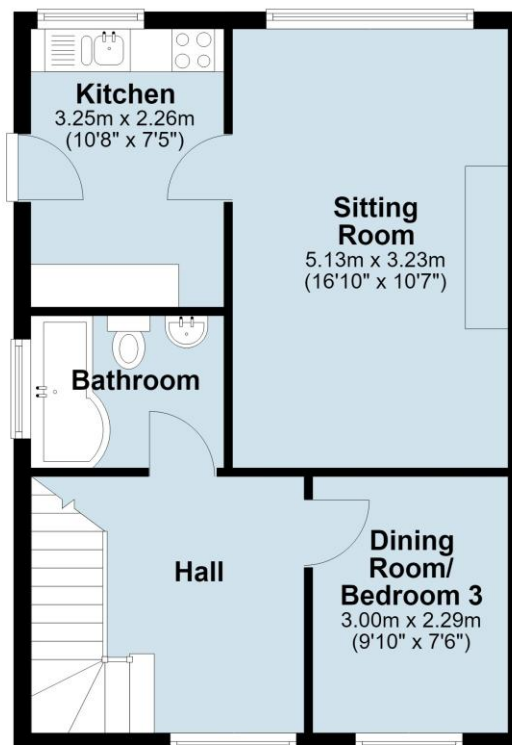
Local Authority

West Northamptonshire Council.
Tel:0300-1267000
Council Tax Band- C



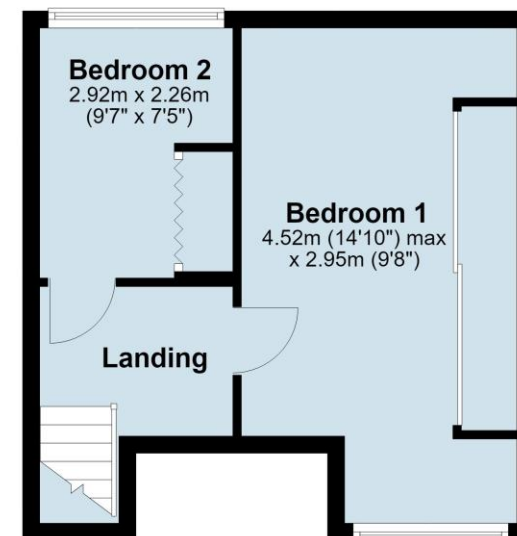
Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.