



Tanfield Lane
Northampton

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



Tanfield Lane
Northampton, NN1 5RN

TOTAL AREA: APPROX. 153.2 SQ. METRES (1649 SQ. FEET)

POSITIONED HIGH ON THE BANKS OF THE RIVER NENE, WITHIN A SOUGHT AFTER CUL-DE-SAC IN THE POPULAR RUSHMERE AREA OF NORTHAMPTON, THIS BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME BOASTS EXCEPTIONAL LIVING SPACE AND AN ENVIABLE RIVERSIDE GARDEN COMPLETE WITH A STUNNING LOG CABIN AND ENTERTAINING AREA.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- CONSERVATORY
- KITCHEN
- DINING ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

BOATHOUSE

- BAR
- KITCHEN

FIRST FLOOR

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

OFFERS IN EXCESS OF £600,000 Freehold





THE PROPERTY

The property offers superb ground floor accommodation, all accessed from a welcoming entrance hall, including a convenient cloakroom. A bright and spacious dual aspect living room features an attractive fireplace and glazed doors opening into the conservatory with bi fold doors opening onto the patio, where panoramic views of the garden create the perfect setting to relax throughout the year.

Further ground floor accommodation includes a separate dining room with bay window and a stylish modern kitchen fitted with an abundance of worktop space, integrated appliances, and a breakfast bar ideal for light dining while overlooking the garden.

Upstairs, the generous principal bedroom benefits from a dressing area and en-suite shower room, while two further double bedrooms and two well proportioned single bedrooms offering great versatility, and a contemporary family bathroom complete the first floor.



To the front of the property, a block paved driveway provides ample off road parking and leads to a detached double garage. The rear garden is undoubtedly a standout feature of the home, a truly magical outdoor space designed for both relaxation and entertaining. Immediately outside the property is a paved patio, perfect for enjoying sunny days. Steps lead down through beautifully arranged sections of the garden, passing a greenhouse, treehouse, pergola, and charming wooden bridge. Beyond the bridge lies a peaceful lawned area and the show stopping log cabin aptly named The Boat House. Cleverly divided into three sections, it includes a semi open dining and barbecue area ideal for year-round entertaining. Glazed double doors open into a warm and cosy bar room, while sliding doors lead out onto a sun-soaked decked terrace with uninterrupted views across the River Nene, the perfect place to unwind and watch the wildlife drift by.

EPC Rating TBC. Council Tax Band F.



LOCATION

The area of Rushmere is well positioned to enjoy a wealth of amenities and green spaces including Abington Park, Rushmere tennis club, bowling club and Cripps Hall plus a number of educational establishments including the highly regarded Northampton school for boys. It also provides excellent vehicular access due to Rushmere Road's direct link to the Bedford Road roundabout which exits onto both the A428 and A45 main roads, the latter then leading to M1 J15 4 miles south. The nearest local shops can be found in Landcross Drive or along Wellingborough Road and include supermarkets, banks, fashion and furniture stores, newsagents and greengrocers. However, for high street shopping, leisure and entertainment facilities including Royal & Derngate theatre, Northampton town centre is less than 2 miles away and also offers mainline rail services to London Euston and Birmingham New Street from its station at Castle Hill.



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

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