



Rectory Lane

Walgrave, Northamptonshire

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SALES & LETTINGS



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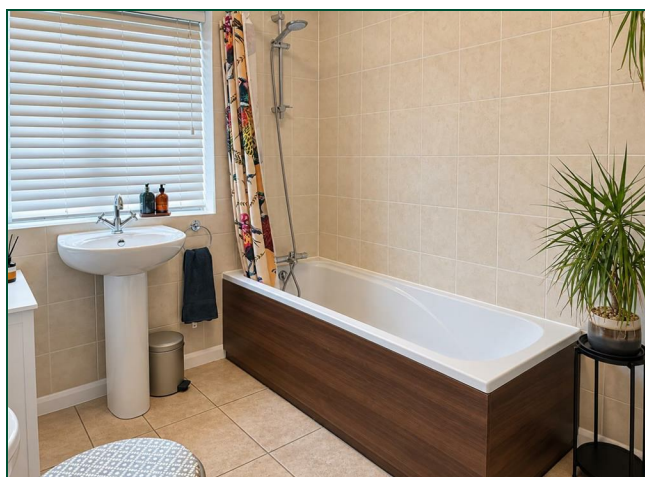
Walgrave
NN6 9QJ

Guide Price
£600,000

A deceptively spacious stylish three bedroom detached bungalow, occupying a generous south/westerly facing corner plot, on the edge of the popular village of Walgrave. The property benefits from uPVC double glazing, gas radiator heating, oak internal doors and attractive wood effect LVT flooring throughout the entrance hall, sitting room and dining areas.

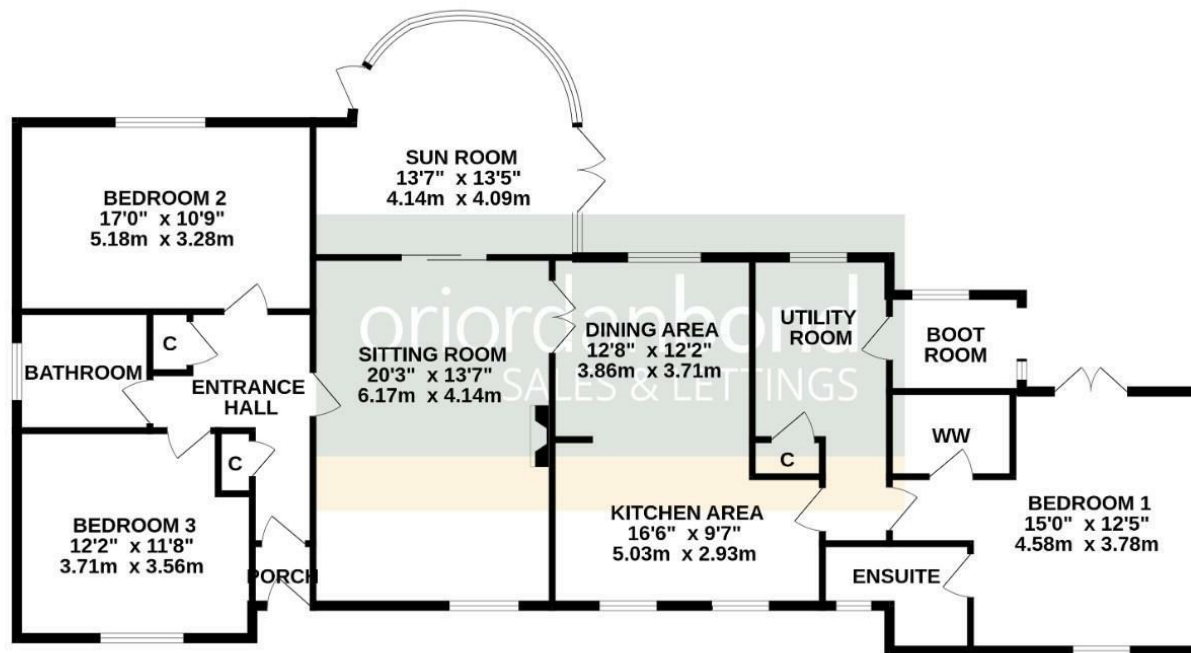
The well proportioned accommodation comprises entrance porch leading into a welcoming entrance hall with cloaks cupboard. The sitting room features a wood burning stove and leads through to a sun room while the 20ft kitchen/dining room provides an excellent space for both everyday living and entertaining. The kitchen includes an integrated larger fridge and dishwasher together with a Rangemaster electric cooker. A separate utility room and practical boot room provide additional storage and convenience. There are three double bedrooms. The master bedroom has a walk-in wardrobe and en-suite shower room with a soak away floor. One of the remaining bedrooms has fitted wardrobes extending across an entire wall. A family bathroom completes the accommodation. Outside, an in-and-out driveway provides ample off road parking together with potential space for a double garage (subject to planning permission.) A particular feature of the property is the impressive south/westerly facing rear garden measuring approximately 100ft x 40ft. Enjoying a good degree of privacy, it includes three timber sheds with one benefitting from light and power. (A/1677/L)

- Individual three bedroom detached bungalow
- 20ft sitting room and sun room
- 20ft kitchen/dining room, utility and boot room
- Master bedroom with walk in wardrobe and en-suite
- 100ft x 40ft south westerly facing rear garden
- Ample off road parking with an in-and-out drive





GROUND FLOOR
1677 sq.ft. (155.8 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: E
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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