



Sunnyside, Bedford Road, Little Houghton,
Northamptonshire, NN7 1AD

HOWKINS &
HARRISON

Sunnyside, Bedford Road,
Little Houghton,
Northamptonshire, NN7 1AD

Guide Price £350,000

Built in 1912 and subsequently extended, this semi detached house enjoying a peaceful rural setting overlooking farmland and is offered for sale with no upward chain.

Features

- Extended semi detached property
- Open plan kitchen/dining/sitting room
- Four bedrooms
- En-suite to master
- Family bathroom & cloakroom
- Single garage
- Overlooking open farmland
- No upper chain
- Energy Rating- TBC



Location

The village of Little Houghton lies approximately two miles south of Northampton just off the A428. This picturesque village is surrounded by rolling countryside views with an elevated and prominent position overlooking the River Nene, consisting of a mix of traditional Northamptonshire sandstone houses, thatched cottages and modern homes.

The village benefits from a number of local amenities within walking distance which include a CofE primary school, rated good by Ofsted, a nursery school, a village hall, and The Four Pears public house and restaurant. In addition to the village school there are primary schools at Hackleton, Denton and Cogenhoe and secondary schools in Northampton. It is approximately 7 miles from junction 15 of the M1 and approximately 4.1 miles from Northampton train station.

Marketing Note

Some images have been virtually staged to show potential furniture layout and room use. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The entrance hall has a useful store cupboard and door into the open plan kitchen/dining/living room, a modern kitchen with a range of cabinets, working surfaces incorporating a breakfast bar, sink unit, hob, oven, extractor hood and wine cooler, plumbing for dishwasher and modern flooring. Continuing into the sitting room which has a feature burner, Upvc sliding patio doors onto the rear garden, and a useful storage area with sliding doors gives ample storage and plumbing for washing machine. The inner hall serves a cloakroom with vanity wash hand basin and wc.

First Floor

Stairs rise to the first floor accommodation where there is a landing with linen cupboard and access to all rooms. The master bedroom enjoys an en-suite shower room. There is a wardrobe recess and boiler cupboard housing the gas fired boiler. There are three further bedrooms all benefitting from a views over farmland, to complete the first floor there is a family bathroom with shower cubical, vanity unit wash hand basin and bath.

Outside

Outside, Sunnyside enjoys a rural position just off the Bedford Road A428 amongst only a handful of other dwellings on a no through road just outside the village of Little Houghton, the front of the property has a driveway providing off road parking which leads into a single garage. The rear garden has a paved patio and lawned gardens with further decked seating area.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison.
[Tel:01604-823456](tel:01604-823456)

Fixtures and Fittings

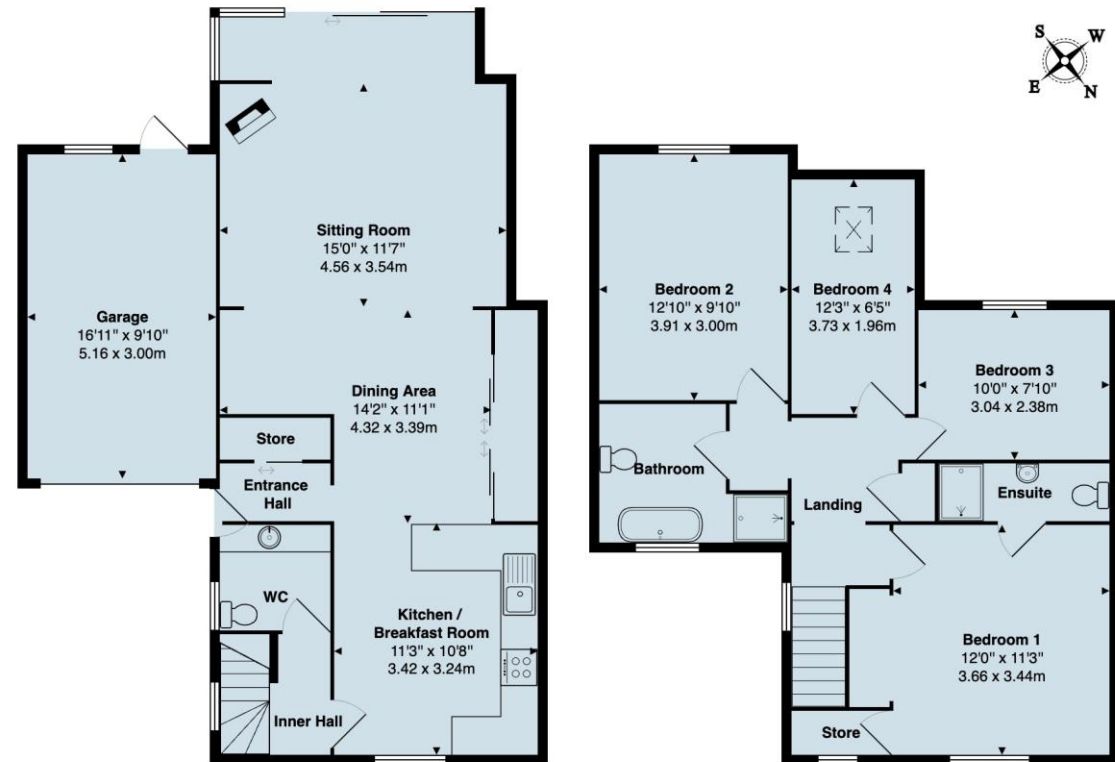
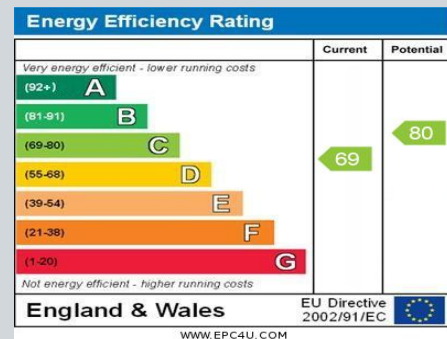
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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. NB. The property benefits from private drainage via a septic tank.

Local Authority

West Northamptonshire Council. [Tel:0300-1267000](tel:0300-1267000). Council Tax Band- B



Ground Floor
Area: 609 ft² ... 56.5 m²

1st Floor
Area: 633 ft² ... 58.8 m²

Total Area: 1241 ft² ... 115.3 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.