



# Church View

Ecton, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Church View

Ecton  
NN6 0QL

Price  
£450,000

A spacious four bedroom detached home, situated on a good size corner plot with lovely views over fields, located in the sought after village of Ecton. The property enjoys a quiet position with open plan kitchen/dining room, three further reception rooms and four double bedrooms.

Accommodation comprises entrance hall, cloakroom/WC, large sitting room with dual aspect, feature fireplace and patio doors leading to the garden, study/music room, open plan re-fitted kitchen/dining room with utility room off, first floor landing, good size master bedroom with fitted wardrobes, three further double bedrooms and re-fitted family bathroom. Outside, the property is set well back from the road on an elevated plot with a block paved driveway leading to a garage which is partly used as a utility room, whilst retained by walling and mature planting. The rear offers a partly wrap around garden being south/westerly facing and well stocked with mature planting and laid to lawn whilst enjoying a good size westerly facing patio to take in the views. Further benefits include gas radiator heating and replacement uPVC windows and doors. (B/1652/M)

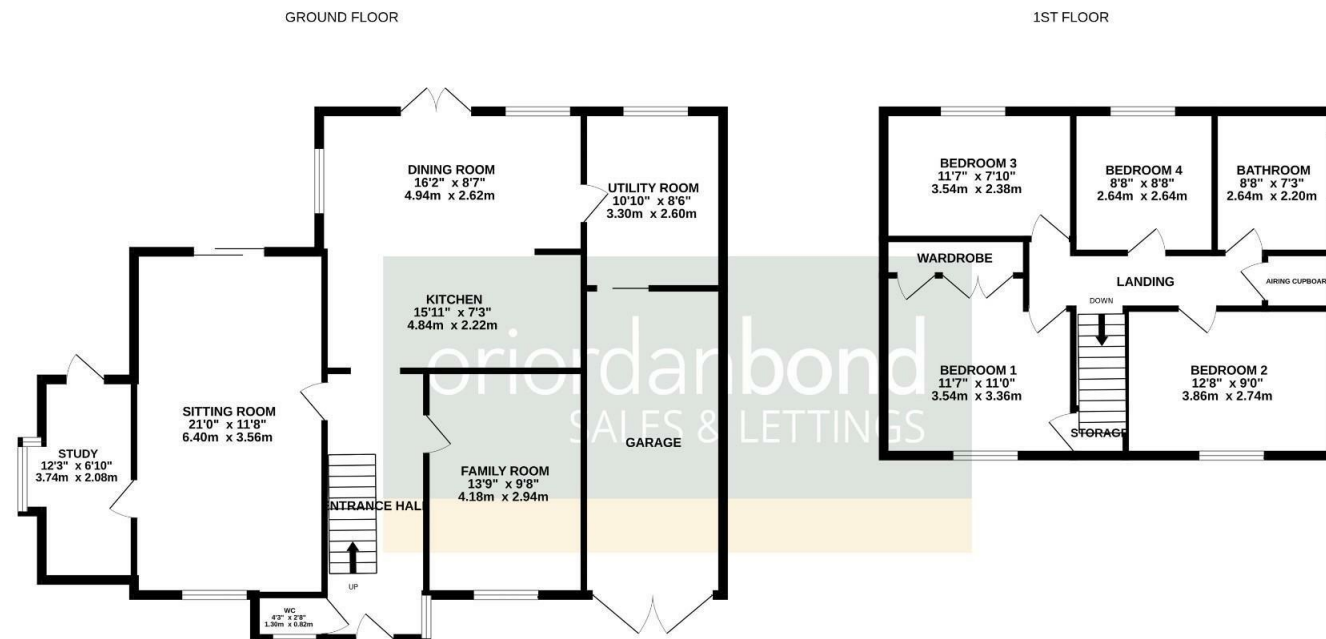
- Spacious four bedroom detached family home
- Open plan kitchen/dining room
- Three reception rooms
- Gas radiator heating
- Partly wrap around garden
- Garage and parking











TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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: D
- 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.

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