16 Lee Road
Harlestone Manor
NORTHAMPTON
NN5 6WP

£490,000

- FIVE BEDROOMS
- CUL-DE-SAC LOCATION
- KITCHEN / DINER
- TWO EN-SUITES
- CLOSE TO HARLESTONE FIRS
- DETACHED TOWNHOUSE
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- STUDIO/CABIN
- ENERGY RATING: TBC

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Tucked away towards the end of a cul-de-sac and over looking Harlestone Firs, this spacious family home is arranged over three floors.

The ground floor features an entrance hall, cloakroom, lounge, study, a generous kitchen/diner, and a separate utility room. On the first floor, there are four well-proportioned bedrooms, including an en-suite to bedroom two, along with a family bathroom. The second floor is dedicated to an impressive principal suite, complete with an en-suite and a versatile dressing room, which could also serve as a fifth bedroom.

Externally, the property benefits from a double-width driveway to the side, leading to a double garage. The rear offers a private, enclosed garden with a useful cabin/studio. Additional features include uPVC double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall
Enter via double glazed door, stairs leading to first floor, doors leading to kitchen/diner, study, lounge, cloakroom,

Kitchen/Diner
24'4" x 11'3" max (7.42 x 3.45 max)
Dual aspect windows to front and rear, the kitchen is fitted with a range of wall and base level units with work surface over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, breakfast bar, splash backs, built in dishwasher, built in fridge/freezer, door leading to utility area.

Utility Area
Space for washing machine, door to rear garden.

Lounge
14'9" x 10'11" (4.5 x 3.34)
Window to side aspect, French doors leading to rear garden.

Study
9'4" x 10'11" (2.85 x 3.34)
Window to front aspect.

Cloakroom
Fitted with a two piece suite comprising low level WC, pedestal sink.

First Floor

Landing
Doors leading two, three, four and five, family bathroom, door to stairs leading to second floor.

Bedroom Two
13'1" x 11'3" (4 x 3.43)
Window to front aspect, door to en suite.

En Suite
Fitted with a three piece suite comprising low level WC, pedestal sink, double shower cubicle with fitted shower over, obscured window to front aspect, tiled splash backs.

Bedroom Three
14'1" x 8'7" (4.31 x 2.63)
Window to front aspect.

Bedroom Four
11'3" x 10'4" (3.45 x 3.15)
Window to rear aspect.

Bedroom Five
9'7" x 10'1" (2.94 x 3.08)
Window to rear aspect.

Family Bathroom
Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath, tiled splash backs, obscured window to rear aspect.

Second Floor

Bedroom One
18'6" x 15'4" (5.66 x 4.68)
Dual aspect windows to front and rear, skylight windows to front and rear, door to dressing room/further bedroom.

Dressing Room
7'5" x 8'6" (2.26m x 2.59m)
Window to rear aspect, door to en suite.

En Suite
Fitted with a four piece suite comprising low level WC, pedestal sink, panel bath, shower cubicle, tiled aplsah backs, window to front aspect.

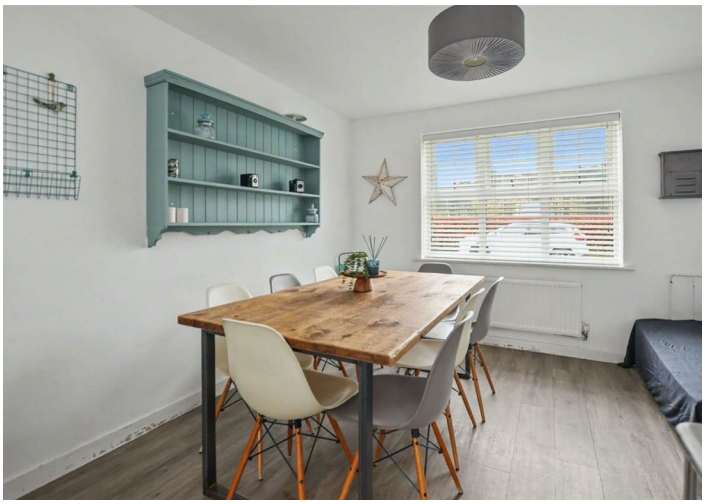
Externally

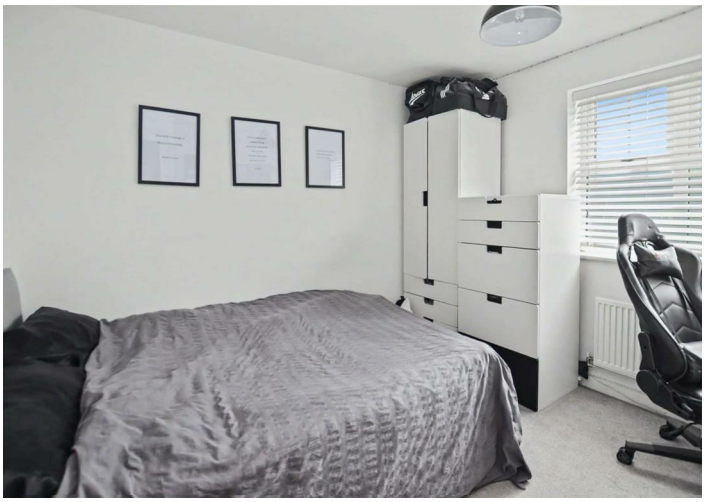
Front Garden
Driveway, providing off road parking for several vehicles, leading to garage, lawn area with pathway to front door.

Rear Garden
Enclosed by timber fencing, gated side access, home office/studio.

Home Office/Studio
19'8" x 11'3" (6.01 x 3.44)
Window to side aspect, bi-folding doors leading to garden, power and light connected.

Agents Notes
Council Tax Band: F





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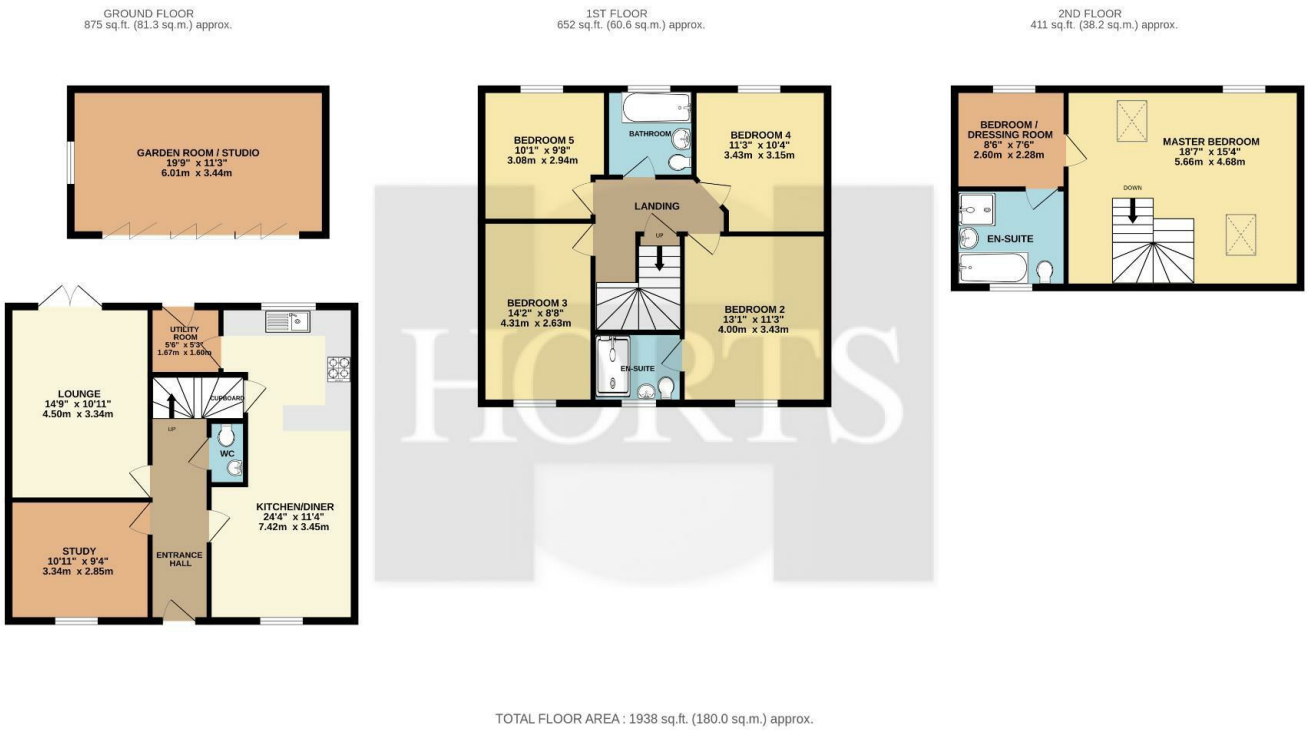

TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

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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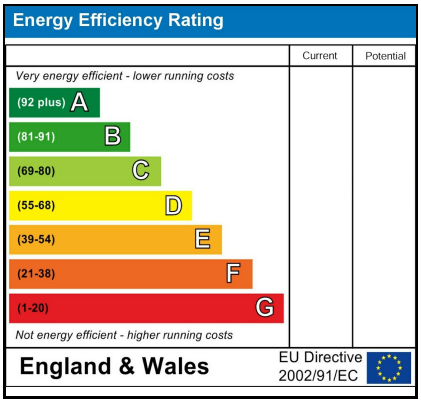

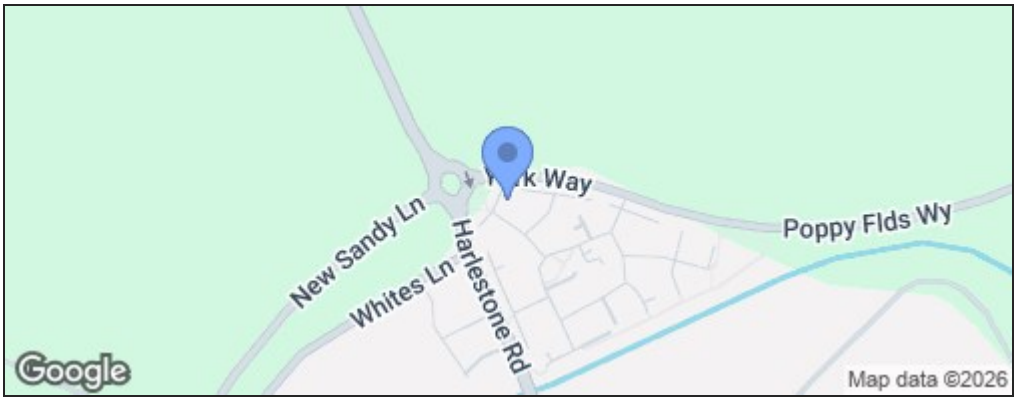

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