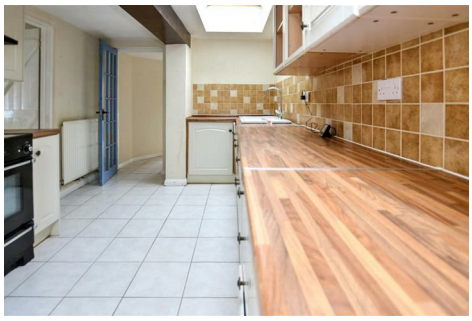
21 Church Lane
Kislingbury
NORTHAMPTON
NN7 4AD

£325,000



- NO ONWARD CHAIN
- DETACHED COTTAGE
- REQUIRES SOME UPDATING
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED & GAS RADIATOR HEATING
- ENERGY RATING: D

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Situated in the heart of this sought-after village, this spacious family home is offered with no onward chain and presents an excellent opportunity for modernisation. The ground floor features an entrance hall, a sitting room, dining room, family room, kitchen, utility room, and a cloakroom. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and a separate W.C. Outside, there is an enclosed garden ideal for families or outdoor entertaining. Additional benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall
Enter via obscured double glazed door, built in storage cupboard, doors to sitting room and dining room.

Sitting Room
11'8" x 10'7" (3.57 x 3.25)
Window to front aspect, windows and French doors leading to garden, fireplace with log burner.

Dining Room
11'6" x 12'0" (3.52 x 3.66)
Window to front aspect, open fireplace, exposed beams, doors to kitchen and family room.

Family Room
8'7" x 20'11" (2.62 x 6.4)
Window to front aspect, skylight window to rear, open fireplace with stone surround, understairs storage cupboard, stairs rising to first floor, door to kitchen.

Kitchen
8'9" x 14'9" widening to 18'3" (2.67 x 4.52 widening to 5.58)
Fitted with a range of wall and base level units with work surface over, ceramic sink and drainer unit with mixer tap over, space for fridge/freezer, range cooker with extractor hood over, tiledsplash backs, tiled flooring, skylight windows, glass panelled door leading to utility room.

Utility Room
Space and plumbing for washing machine and tumble dryer, work surfaces, butler style sink with mixer tap over, tiled flooring, tiledsplash backs, storage cupboard, double glazed door to rear garden. door to cloakroom.

Cloakroom
Fitted with a two piece suite comprising low level W/C, wall mounted sink, tiled splashbacks, tiled flooring, extractor fan.

First Floor

Landing
Doors to all rooms.

Bedroom One
11'10" x 10'8" (3.63 x 3.27)
Dual aspect windows to front and side.

Bedroom Two
8'9" x 15'11" (2.69 x 4.87)
Dual aspect windows to front and rear aspect, built in storage cupboard with combi boiler.

Bedroom Three
8'2" x 13'1" (2.51 x 3.99)
Window to front aspect.

Bathroom
Fitted with a two piece suite comprising jacuzzi bath with mixer tap and fitted shower over, pedestal sink, tiled splashbacks, extractor fan, obscured double glazed window to front aspect.

Separate W/C
Fitted with a two piece suite comprising low level W/C, pedestal mounted sink.

Externally

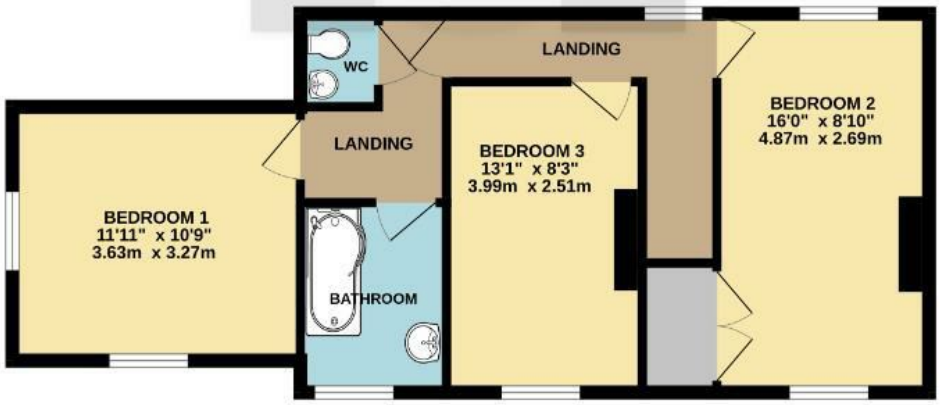
Front Garden
Small area to the front enclosed by brick wall and wrought iron fencing, gate to front door.

Rear Garden
Enclosed by timber fencing and hedges, laid mainly to patio and lawn, various established plants, gated side access.

Agents Notes
Council Tax Band: D

GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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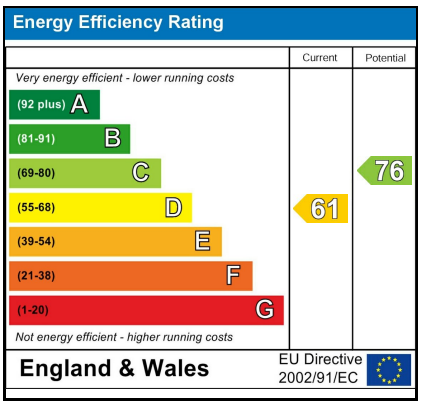

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