28 Carey Road
Hackleton
NORTHAMPTON
NN7 2AE

£350,000

- OUTSTANDING FAMILY HOME
- STYLISH KITCHEN/DINER
- REFITTED FAMILY BATHROOM
- OFF ROAD PARKING
- MODERNISED AND UPDATED THROUGHOUT
- THREE GENEROUS BEDROOMS
- LARGE REAR GARDEN
- ENERGY EFFICIENCY RATING: C

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Beautifully modernised, remodelled and updated throughout, this spacious three bedroom semi detached home has been completely refurbished by the current owners. The property is situated on a large plot in the heart of Hackleton Village presenting an opportunity to acquire a truly exceptional family home. Positioned at the end of a cul-de-sac, within walking distance of the sought after Hackleton Primary School and overlooking fields to the rear, the property has accommodation comprising: a dual aspect lounge with chimney for a future log burner and built-in storage, a rear lobby with a door to the rear garden and understairs storage leading to a modern and stylish, open-plan kitchen diner, that has been refitted to a very high standard with a number of built-in appliances. To the first floor there are three large bedrooms and the family bathroom has been refitted with a contemporary suite with a shower over the bath. Outside the front garden has been laid to off road parking for two cars and to the rear, a long garden has a substantial patio, brick built outbuilding, hard standing for a large garden shed and a long lawn ideal for children and pets. The care and attention to detail throughout includes; a refitted heating system with modern radiators, refitted brushed steel sockets and light switches, oak panelled doors and stairs balustrade, uPVC double glazing, a boarded loft with ladder and an air recirculation system filtering the air. Hackleton is ideally situated for commuters being within easy access of Northampton, Milton Keynes as well as the M1 motorway at Junction 15.

Ground Floor

Entrance
Entered via UPVC part glazed door to the side.

Lounge
20'3 x 12' max (6.17m x 3.66m max)
A light and airy dual aspect room with two double glazed windows to the front, further window to the rear, feature fireplace with an oak mantle over an inset space for a log burner, built-in storage cupboards to either side, television point, modern radiators, one wall mounted, wall light points, coving to ceiling, brush steel sockets and light switches, stairs rising to the first floor with oak balustrade, part glazed door to the kitchen and lobby.

Inner Lobby
Double glazed door to the rear garden, door to storage cupboard, open to the kitchen/diner.

Kitchen/Diner
20'2 x 10'2 max (6.15m x 3.10m max)
Refitted with a stylish and modern range of wall and base level units with complementary work surfaces over, inset porcelain sink drainer unit with mixer tap and a separate "hot tap" over, plumbing for washing machine and dishwasher, integrated appliances include; double electric oven, induction hob with stainless steel extractor fan over, built-in fridge and freezer, inset spot lighting, wall mounted modern radiator, space for dining table and chairs, coving to ceiling, LVT flooring, wall mounted boiler unit, double glazed windows to the front and rear elevations, brush steel sockets and light switches.

First Floor

Landing
Double glazed window to the rear elevation, hatch and ladder to a boarded loft, air circulation system, engineered oak doors to first floor rooms.

Bedroom One
12' x 11'1 (3.66m x 3.38m)
Double glazed window to front elevation, radiator, coving to ceiling, television point, wall light points, brushed steel sockets with USB ports and matching light switches.

Bedroom Two
10'7 x 9'5 (3.23m x 2.87m)
Double glazed window to front elevation, coving to ceiling, radiator, brushed steel sockets and light switches,

Bedroom Three
10'4 x 9'5 (3.15m x 2.87m)
Double glazed window to the rear elevation, television point, radiator, coving to ceiling, brushed steel sockets and light switches.

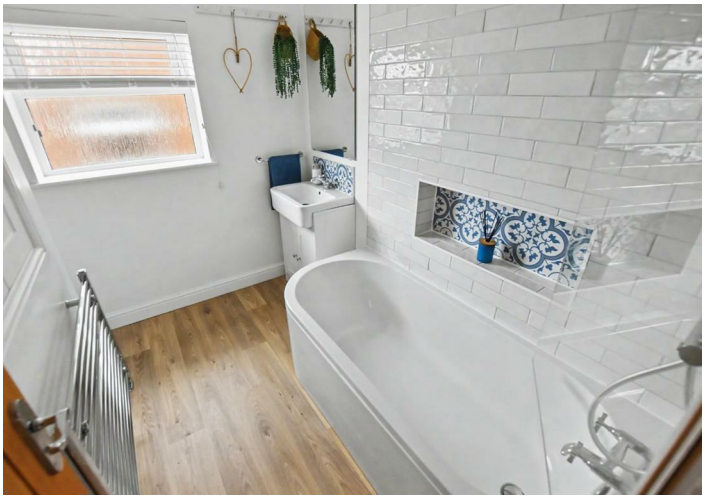
Family Bathroom
Refitted with a stylish white suite comprising; panelled bath with a built-in shower and screen over, the shower has a sunflower head and separate hair attachment, vanity unit housing a wash basin, low level WC, tiled walls to splash backs areas, extractor fan, heated towel rail, vinyl flooring, built-in airing cupboard over stairs, double glazed window to the side elevation.

Externally

Front Garden
The front garden has been laid predominantly to gravel proving off road parking for two vehicles, path to the entrance door and gated access to rear garden.

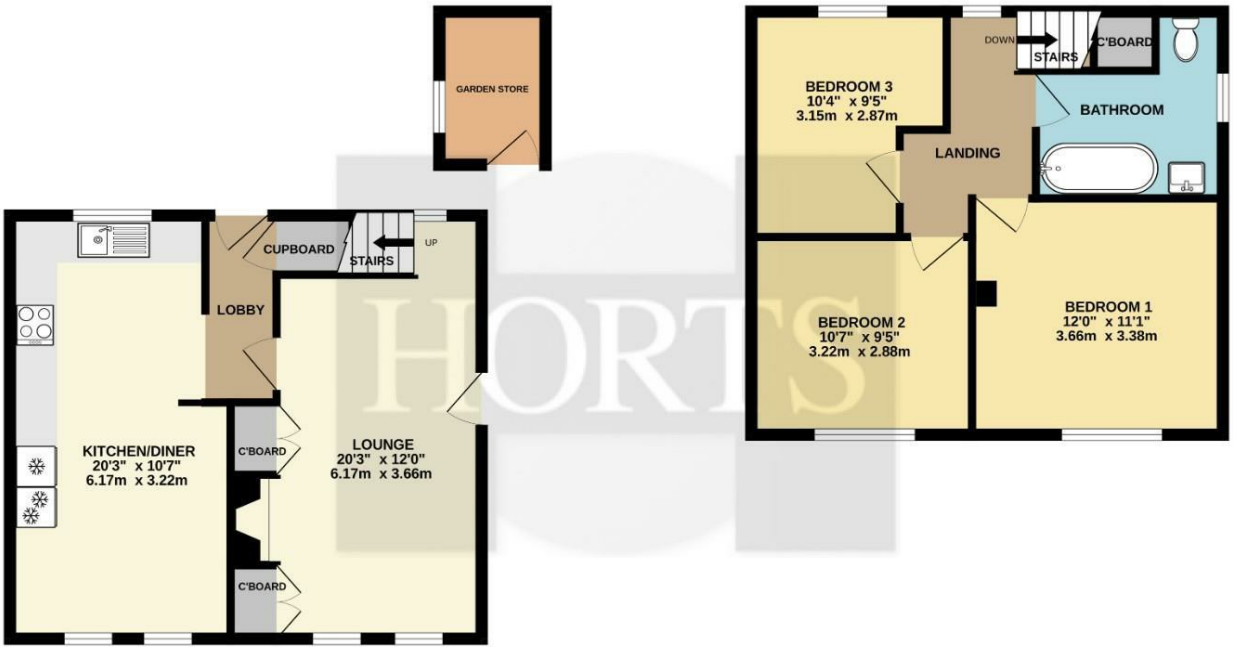
Rear Garden
Brick built outhouse with window to the side, large paved patio area with a picket fence and gate leading to a substantial lawn, hard standing for a large garden shed, enclosed flower beds and a rockery stocked with maturing shrubs.

Agents Notes
Council Tax Band: B



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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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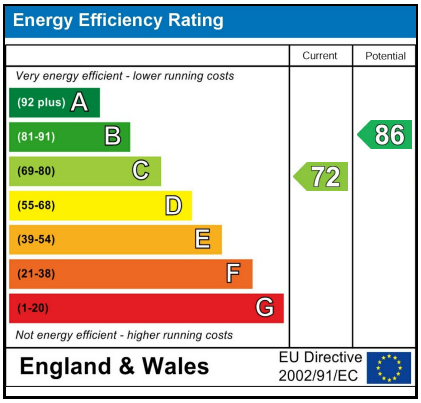

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