36 Longmeadow
Wootton Fields
NORTHAMPTON
NN4 6AN

£425,000

- EXTENDED AND MODERNISED
- TWO ENSUITE SHOWER ROOMS
- CUL-DE-SAC LOCATION
- RADIATOR HEATING
- FOUR BEDROOMS
- OFFICE/PLAY ROOM
- DOUBLE GLAZING
- ENERGY PERFORMANCE RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Extended, modernised and updated,, this four bedroom detached home is located in a quiet cul-de-sac location in Wootton Fields close to well regarded schools including an outstanding Primary, local shops and amenities and within easy reach of the M1 Motorway. The accommodation comprises; an entrance hall, dual aspect lounge, kitchen/breakfast room, utility room, conservatory and a converted garage provides a room that is ideally suited for use as an office, play room or dining room on the ground floor. To the first floor there is a main bedroom with an ensuite shower room, second bedroom also with an ensuite, two further bedrooms and a refitted family bathroom. Externally there is a front and landscaped rear garden, with off road parking on a block paved drive. Benefits include uPVC double glazing, radiator heating and solar panels providing hot water. Viewing is recommended to fully appreciate the scope of the versatile accommodation on offer.

Ground Floor

Entrance Hall
Entered via a uPVC double glazed door under a storm porch, stairs with a stylish oak and glass balustrade rise to the first floor landing, radiator, understairs storage cupboards, modern replacement oak doors to the ground floor rooms, double glazed window to the front elevation, 'Amtico' style flooring,

Lounge/Diner
24'11 x 10'10 (max) (7.59m x 3.30m (max))
Double glazed box bay window to the front elevation, two radiators, television point, feature fireplace with an inset gas fire, sliding patio doors to the conservatory.

Play Room/Office
10'7 x 7'6 (3.23m x 2.29m)
Double glazed window to the front elevation, radiator.

Kitchen Breakfast Room
15'5 x 10'0 (4.70m x 3.05m)
Fitted with a range of wall and base level units with granite formed work surfaces over, inset one and a half bowl sink drainer unit with a swan neck mixer tap over, gas range point with an extractor hood over, space for an American style fridge freezer, space and plumbing for a dishwasher, tiled flooring, tiled walls to splash back areas, room for a table and chairs, radiator, double glazed window to the rear elevation, French doors to the rear garden, arch to utility room, inset spotlighting, wall mounted boiler unit.

Utility
7'9 x 6'2 (2.36m x 1.88m)
Fitted with matching wall and base level units with granite formed work surfaces, plumbing for an automatic washing machine, space for an electric drier, double glazed door to the side elevation.

Conservatory
10'9 x 9'8 (3.28m x 2.95m)
Of uPVC construction with a solid roof for year round use, double glazed windows and French doors to the rear garden, laminate flooring, wall mounted panel heater.

First Floor

Landing
Oak and glass balustrade, loft access hatch, oak doors to the bedrooms and the airing cupboard.

Bedroom One
10'7 x 10'1 (3.23m x 3.07m)
Double glazed window to the rear elevation, radiator, built-in wardrobes with sliding mirrored doors, door to the ensuite shower room.

Ensuite One
Fitted with a modern suite comprising; a tiled shower cubicle, low level W.C. and wash basin over a vanity unit, heated towel rail, tiled walls and flooring, extractor fan, double glazed window to the side elevation.

Bedroom Two
14'0 x 8'4 (max) (4.27m x 2.54m (max))
Two double glazed windows to the front elevation, radiator, built-in storage cupboard, door to an ensuite shower room.

Ensuite Two
Fitted with a modern suite comprising; a tiled shower cubicle, low level W.C. and wash basin over a vanity unit, heated towel rail, tiled walls and flooring, extractor fan, double glazed window to the side elevation.

Bedroom Three
10'7 (8'11 to wardrobe) x 9'11 (3.23m (2.72m to wardrobe) x 3.02m)
Double glazed window to the front elevation, radiator, built-in wardrobes with sliding mirrored doors.

Bedroom Four
10'2 x 7'5 (3.10m x 2.26m)
Double glazed window to the rear elevation, radiator, built-in wardrobes with sliding mirrored doors.

Family Bathroom
Fitted with a modern suite comprising; a panelled jacuzzi bath with a shower over, low level W.C. and wash basin, heated towel rail, tiled walls to splash back areas and tiled flooring, extractor fan, double glazed window to the rear elevation.

Outside

Front Garden
Path to the front door, manicured topiary in a maze pattern set in a gravelled bed, gated side access to the rear garden.

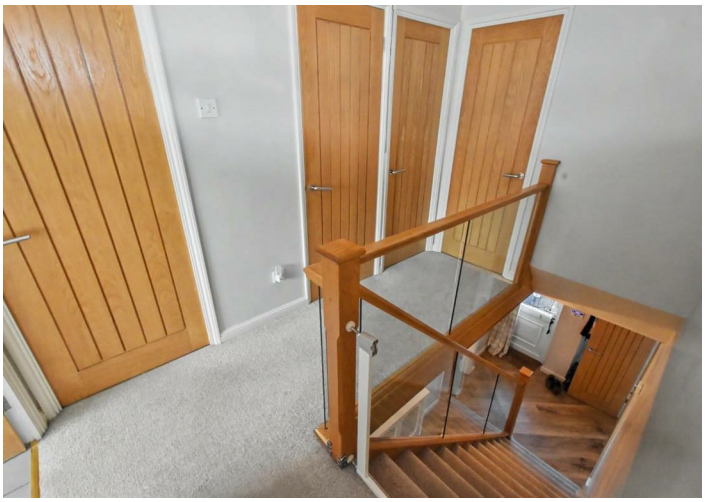
Rear Garden
A landscaped rear garden with a paved patio area, a dwarf fence with gated access leads to a lawn with a decked seating area set to the corner, well stocked enclosed flower beds, outside tap and power points, timber fence enclosed.

Parking
Off Road parking for two cars on a block paved drive to the front.

Agents Notes

Local Authority: West Northants
Council Tax Band: E
Energy Performance Rating: D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.

TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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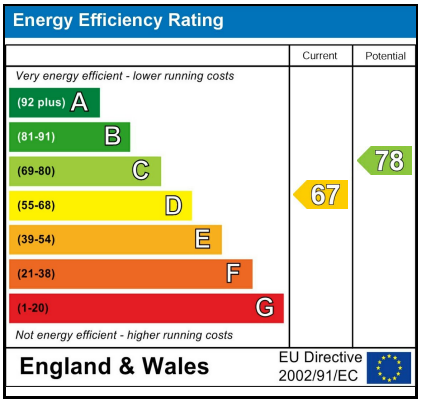

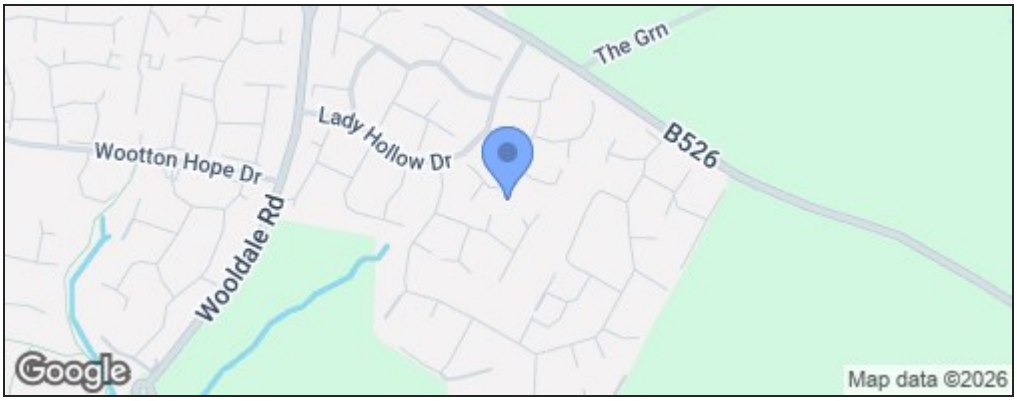

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