

**7 Sandy Lane  
Kislingbury  
NORTHAMPTON  
NN7 4AP**

**£395,000**



- DETACHED BUNGALOW STYLE HOME
- TWO DOUBLE DOWNSTAIRS BEDROOMS
- SPACIOUS CONSERVATORY OPENING TO THE REAR GARDEN
- OPEN PLAN LOUNGE & DINING ROOM
- DOUBLE GLAZING AND GAS RADIATOR HEATING
- NO ONWARD CHAIN
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- BLOCK-PAVED DRIVEWAY WITH PARKING FOR FOUR VEHICLES
- DESIRABLE LOCATION OPPOSITE OPEN FIELDS
- ENERGY RATING: E

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Offered with No Onward Chain and occupying a desirable position opposite open fields, this attractive bungalow-style home provides spacious and versatile accommodation, including additional rooms on the first floor.

The ground floor comprises a porch and entrance hall, two double bedrooms, a modern shower room, a kitchen, and a generous conservatory featuring French doors to the rear garden. The conservatory also offers sliding doors into the comfortable lounge with a charming log burner, which seamlessly flows into the dining room. Upstairs, you'll find a third bedroom and a flexible study/fourth bedroom.

Outside, the property features a block-paved driveway to the front with off-road parking for approximately four vehicles. The rear garden is a true highlight—beautifully landscaped and well established, it includes outdoor living areas, mature planting, and water features, offering a tranquil and private retreat.

Further benefits include double glazing and gas radiator central heating, ensuring year-round comfort.

## **Ground Floor**

### **Entrance Porch**

Enter via double glazed door, glass panel door leading to entrance hall.

### **Entrance Hall**

Doors leading to bedrooms one and two, kitchen, dining room and shower room, built in storage cupboard.

### **Bedroom One**

12'6" x 10'7" (3.83 x 3.25)

Window to front aspect, built in double wardrobes.

### **Bedroom Two**

10'7" x 11'4" (3.25 x 3.47)

Window to front aspect.

### **Kitchen**

11'8" x 10'6" (3.58 x 3.22)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted gas hob with extractor hood over, fitted electric double oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, window to rear aspect, door leading to conservatory.

### **Conservatory**

14'7" x 10'5" (4.46 x 3.20)

Tiled flooring, UPVC double glazed windows to rear, door to side, French doors leading to rear garden, sliding patio doors leading to lounge.

### **Lounge**

15'10" x 10'0" (4.83 x 3.06)

Window to rear aspect, fireplace with log burner, opening to dining room.

### **Dining Room**

13'1" x 8'5" (4.00 x 2.58)

Window to side aspect, stairs rising to first floor.

## **First Floor**

**Landing**

Skylight window, built in storage, doors to bedroom three and study/bedroom four.

**Bedroom Three**

12'1" x 8'1" (3.69 x 2.48)

Window to rear aspect, skylight.

**Study/bedroom four**

9'3" x 8'2" (2.82 x 2.49)

Window to front aspect, storage cupboards.

**Externally****Front Garden**

Block paved driveway providing off road parking for up to four vehicles, enclosed by brick wall and hedging.

**Rear Garden**

Large landscaped rear garden, open garden room, pond with pergola various established plants, shrubs and trees, patio and lawn areas, summer house, allotment area with green house and additional sheds, gated side access.

**Agents Notes**

Local Authority: South Northamptonshire

Council Tax Band: D

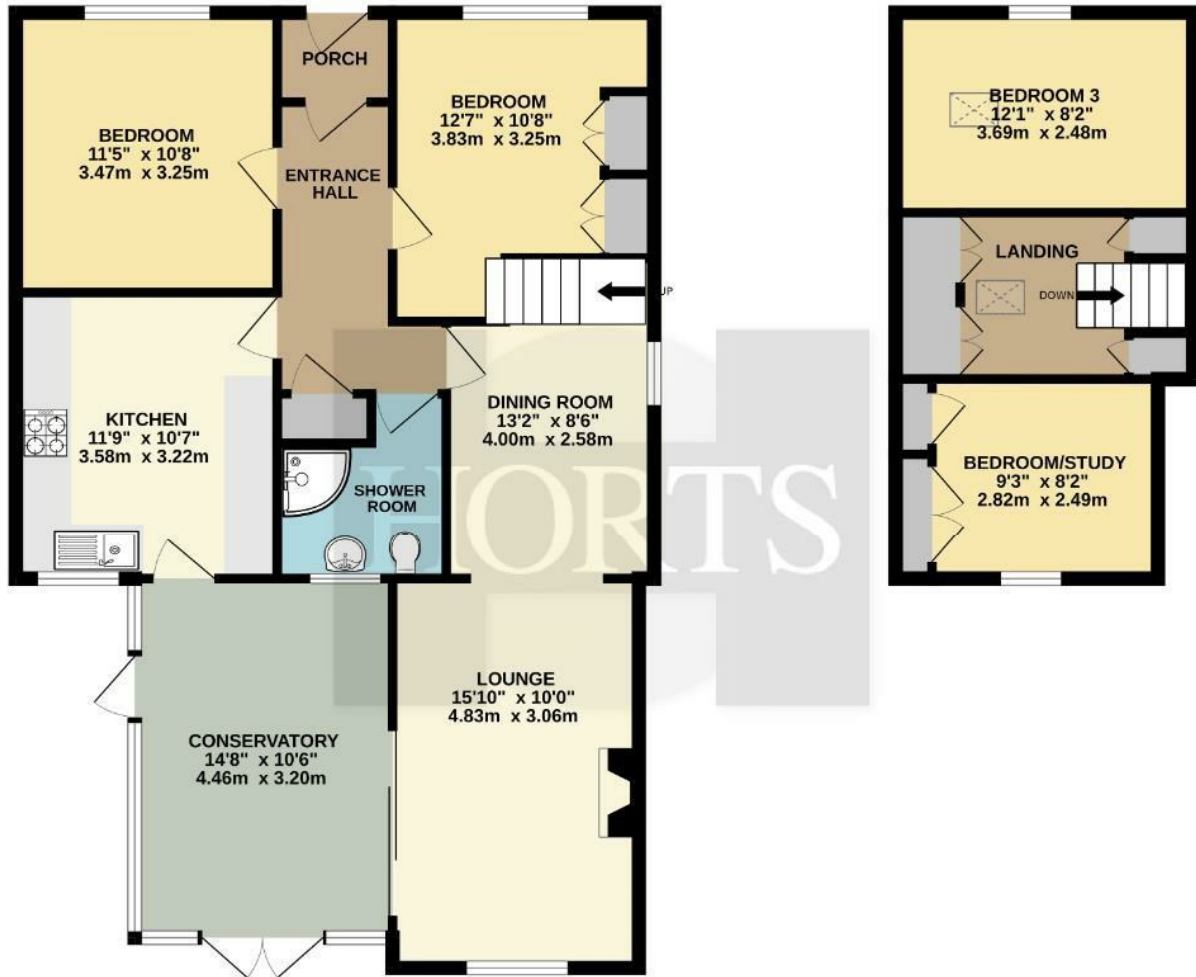






GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

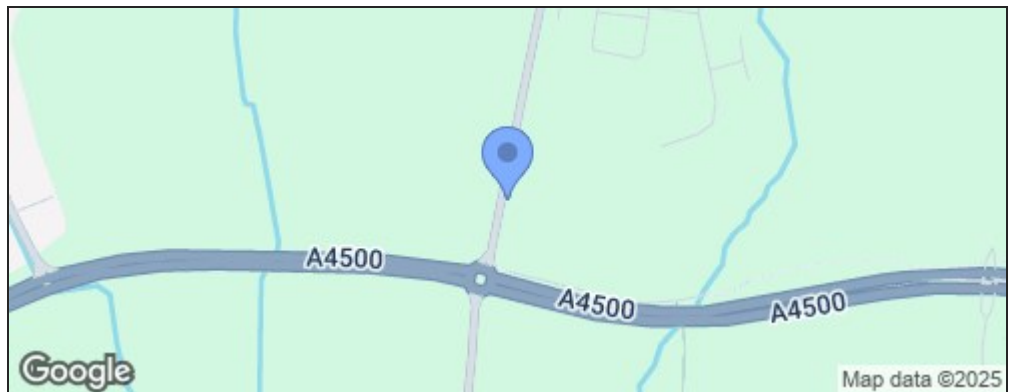


TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.

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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#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>47</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.