30 Fallowfields
Crick
NORTHAMPTON
NN6 7GA

Guide Price £500,000

- IMMACULATE EXTENDED FOUR BEDROOM DETACHED
- LOUNGE
- ENSUITE TO MASTER
- POPULAR VILLAGE LOCATION
- LARGE REAR GARDEN
- OPEN PLAN LIVING
- DOWNSTAIRS W.C.
- FOUR PIECE FITTED BATHROOM
- OFF ROAD PARKING AND GARAGE
- ENERGY EFFICIENCY RATING B

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An immaculate EXTENDED Four Bedroom Detached providing a lovely family space. The accommodation comprises of lounge, cloakroom, LARGE EXTENDED kitchen/dining/family room with attractive log burner and utility room to the ground floor. The first floor comprises four bedrooms, master with en suite, and a fitted family bathroom. Additional benefits include UPVC double glazing, gas fired central heating, single garage off road parking and large rear garden. This modern, contemporary property is located in the catchment area for Guilsborough Academy. The village of Crick has a great community feel, and amenities including; a primary school, Post Office / general store, a Co-Op, three pubs, a working men's club, and a canal-side restaurant. Commuters can easily access junction 18 of the M1 or commute via train from Long Buckby railway station.

Ground Floor

Entrance Hall
Enter via UPVC composite door, wall mounted radiator, stairs rising to first floor, door to cloakroom, lounge and kitchen/dining/family room.

Cloakroom
Low level white high gloss W/C, wall mounted radiator, corner white high gloss basin with mixer tap over, tiled splash backs, storage cupboard with alarm panel and fuse boxes, grey porcelain tiles, extractor fan.

Lounge
17'0" x 12'9" (5.20 x 3.91)
UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, wall mounted radiators, understairs storage.

Kitchen/Dining/Family Room
28'6" x 24'11" (8.70 x 7.61)
Modern contemporary worktops, built in fridge/freezer, wine fridge, built in dishwasher, a range of high gloss, slow close wall and base level units, feature four piece induction hob with extractor fan over, attractive breakfast bar island with storage cupboards beneath, stainless steel sink with swan neck mixer tap over, neff built in oven and hide and slide grill, warming oven, built in AG microwave, pull out carousel cupboards, space for large American style fridge/freezer, two velux windows, spotlights, bi folding doors leading to rear garden, feature quality log burner, UPVC double glazed window to rear aspect, large wall to ceiling radiator, grey porcelain floor tiles.

Utility Room
Grey porcelain floor tiles, space for washing machine, tumble dryer, high gloss wall and base level units, storage cupboard housing wall mounted boiler, extractor fan, wall mounted thermostat.

First Floor

Landing
Obscure UPVC double glazed window to side aspect, doors to all rooms, wall mounted radiator, loft access, airing cupboard housing hot water tank.

Bedroom One
12'9" x 12'1" (3.91 x 3.70)
UPVC double glazed windows to front and side aspect, double wall mounted radiator, built in mirrored wardrobes, wall mounted thermostat, door to en suite.

En Suite
Obscure UPVC double glazed window to front aspect, low level white W/C, wall mounted basin with mixer tap over, tiling to splash back areas, fully tiled double shower cubicle with main powered shower, extractor fan, spotlights, tiled flooring.

Bedroom Two
12'5" x 11'11" (3.80 x 3.64)
UPVC double glazed window to front aspect, wall mounted radiator, two built in double wardrobes.

Bedroom Three
12'5" x 10'4" (3.80 x 3.16)
UPVC double glazed window to rear aspect, wall mounted radiator, one and a half built in wardrobes.

Bedroom Four
12'9" x 9'11" (3.89 x 3.04)
UPVC double glazed window to rear aspect, wall mounted radiator.

Bathroom
Obscured UPVC double glazed window to rear aspect, modern fitted suite comprising built in double shower with main powered shower, wall mounted cream radiator, ceramic tiled flooring, gloss white low level W/C, high gloss white basin with mixer tap over, panel bath with mixer tap over, tiling to all splashback areas, spotlights, extractor fan.

Externally

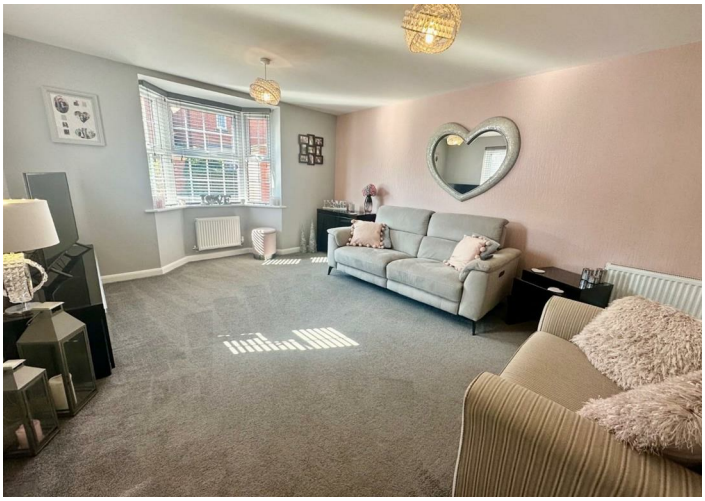
Front Garden
Driveway providing off road parking, for two vehicles, leading to garage, gravel stone borders, gated side access, wall mount electric EV charger.

Garage
Single garage with up and over door.

Rear Garden
Large east rear garden enclosed by timber fencing, mainly laid to lawn, mature borders with flowers and trees, rattan corner area, two patio areas, gated side access leading to the front of the property.

Agents Notes
Local Authority: Daventry
Council Tax Band: F
Energy Efficiency Rating: B

In accordance with Section 21 of the Estate Agents Act we are obliged to confirm that the vendor is connected to Horts Estate Agents.



GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.

TOTAL FLOOR AREA : 1935 sq.ft. (179.8 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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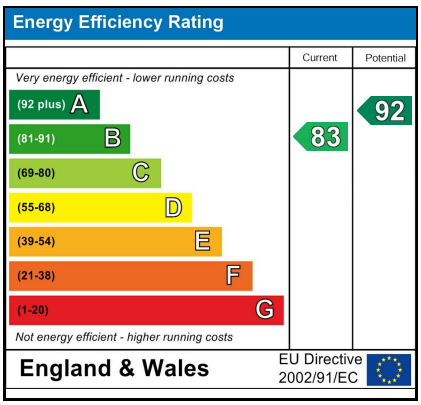

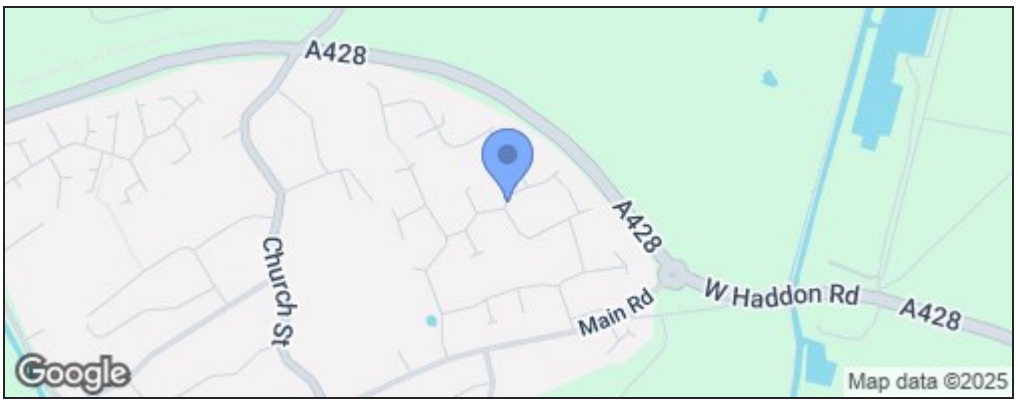

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