Kings Lane, Northampton, Northamptonshire
Offers Over £600,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this beautiful detached home located in the sought after village of Yelvertoft. In brief the property comprises: entrance hall, lounge, open plan kitchen/diner/family room, utility room, cloakroom bedroom five/study to the ground floor. To the first floor there are four double bedrooms and a four piece bathroom. The main bedroom benefiting from a ensuite shower room. The home further benefits from: double glazing, oil fired central heating, mature and charming rear garden with a field view and off road parking to the front. Viewing comes highly recommended call 01788 522266 to arrange yours.

Frontage
Tarmac driveway providing off road parking. Front lawn with various shrubs and plants. Boundary wall to front with outside lighting. Access to the rear garden either side of the property via timber gate. Blocked paved area to entrance door.

Entrance Hall
Enter via composite obscure glazed front door. Stairs rising to the first floor. Two radiators, ceiling spotlights. Doors to storage cupboard. Tiled flooring. Doors to:

Lounge 18'0" x 12'11" (5.50m x 3.94m)
Double glazed window to the front aspect. Space for wood burning stove with surround and tiled hearth. T.V aerial point. Radiator.

Bedroom Five/Study 11'11" up to wardrobes x 10'2" (3.65m up to wardrobes x 3.12m)
Double glazed window to the side aspect. Two sets of fitted wardrobes. Radiator.

Cloakroom 7'0" x 5'1" (2.14m x 1.57m)
Obscure double window to side aspect. Low flush w.c, wash hand basin with tiled splash backs. Radiator. Low level cupboards. Ceiling spotlights.

Open Plan Kitchen/Diner 32'1" x 11'6" (9.80m x 3.53m)
Upvc double glazed window to the rear. Double glazed French doors to the rear. Bi fold fold doors to the side onto the patio area.
A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Space for range cooker with extractor fitted over. Fitted dishwasher, fitted fridge. Ceiling spotlights. Three vertical radiators. Karndean flooring throughout.

Sunroom/Family Room 16'10" x 8'11" (5.14m x 2.73m)
Double glazed French doors to the rear with windows to either side. Double glazed window to the rear and side aspect. T.V aerial point. Feature 'Nordpeis' wood burning fire. Continuation of Karndean flooring.

Utility Room 11'1" x 8'3" max (3.38m x 2.52m max)
Double glazed door and window to the side aspect. Eye and base level cupboard with work top surfaces, inset sink with drainer and mixer tap over. Space and plumbing for washing machine, space for tumble dryer. Space for fridge/freezer. Cupboard which also houses the floor mounted boiler. Further cupboard. Continuation of Karndean flooring.

First Floor Landing
Access to loft space. Door to storage cupboard. Radiator, ceiling spotlights and two feature light tunnels. Doors to:

Bedroom One 20'3" max narrowing to 10'7" x 11'8" (6.19m max narrowing to 3.24m x 3.57m)
Two double glazed windows to the front aspect. Radiator. Four fitted wardrobes. Ceiling spotlights. Door to:

Ensuite Shower Room 11'3" x 5'2" (3.45m x 1.58m)
Obscure double glazed window to the front aspect. Part tiled suite comprising: tiled double shower enclosure with screen. Vanity units with low level w.c, wash hand basin. Extractor fan, ceiling spotlights, heated towel rail. Tiled electric underfloor heating.

Bedroom Two 12'11" am x 11'6" x (3.96m am x 3.53m x)
Double glazed window to the rear aspect. Radiator, fitted wardrobe.

Bedroom Three 11'6" x 9'10" (3.51m x 3.02m)
Double glazed window to the rear aspect. Radiator, T.V aerial point.

Bedroom Four 11'0" x 7'10" (3.37m x 2.40m)
Double glazed window to the rear aspect. Radiator.

Four Piece Bathroom 8'9" x 8'4" (2.68m x 2.55m)
Obscure double glazed window to the side aspect. Part tiled suite comprising: double shower cubicle. Bath with shower attachment. Low level w.c. Wash hand basin with tiled splash backs. Heated towel rail. Tiled flooring, ceiling spotlights. Extractor. Cupboard housing the hot water tank.

Rear Garden
A charming rear garden with an array of various shrubs, trees and plants to the boundary. There are two patio areas for you to enjoy which makes entertaining and alfresco dining ideal. The remainder of the garden is laid to lawn. Space for two garden sheds. To the bottom of the garden there are raised planting areas which are currently being used as an allotment. The garden directly faces onto a field and is not overlooked. Access to the frontage to either side of the property. Outside lights. Fenced bin store.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

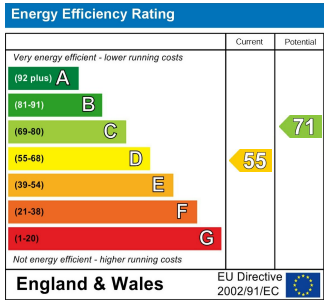
Local Authority
Daventry

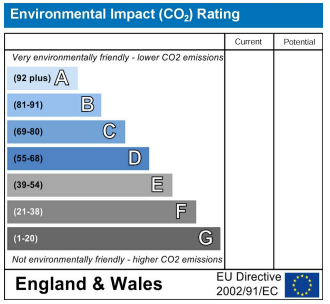
Tax Band
F

Tenure
Freehold

Directions For Sat Nav
NN6 6LX

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266





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