



At a glance

- Detached
- Four Bedrooms
- Three Reception Rooms
- Utility Room
- Generous Front and Rear Gardens
- Driveway
- EPC Rating E

Full property description

An immaculately presented detached family home situated in the highly desired village of Abthorpe. In brief this home comprises: entrance porch, entrance hall, kitchen/dining room, family room, utility room, study, sitting room, four bedrooms, bathroom and cloakroom. This home also offers generously sized front and rear gardens, and a driveway allowing off road parking for multiple vehicles.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northamptonshire Council

Council Tax Band: D

Energy Efficiency: E

Entrance

Enter via the partially glazed front door into the entrance porch, which has an obscured glazed window to the side aspect, wood effect flooring, and a panel glazed door leading into the entrance hall.

Entrance Hall

The entrance hall includes wood effect flooring, stairs rising to the first floor landing, access to an understairs storage cupboard, spotlighting, and doors leading to all ground floor accommodation.

Kitchen/Dining Room

The kitchen includes both low level and high level units, sink with mixer tap, feature vertical radiator, access to a storage cupboard, spotlighting, plinth lighting, and integrated appliances such as an eye-level double oven, hob, washing machine and dishwasher; there are also spaces for additional appliances such as a fridge/freezer. A breakfast bar separates the kitchen from the dining area which has space for a dining table, and an opening leading through to the family room. Floor tiling and spotlighting run throughout. To the side aspect is a glazed window with partially glazed door providing external access. To the rear aspect is a glazed window and glazed French doors leading out to the garden.

Family Room

The family room includes carpeted flooring, obscured glazed window to the side aspect, spotlighting, and space for seating and for storage.

Utility Room

The utility room includes wood effect flooring, spotlighting, space for storage, and space for appliances such as a tumble dryer and fridge/freezer. An opening leads through to the study.

Study

The study includes carpeted flooring, spotlighting, and a glazed window to the front aspect.





Sitting Room

The sitting room includes carpeted flooring, TV point, and a glazed window to the front aspect.

Cloakroom

The cloakroom includes a WC, handwash basin, solid wooden counter tops, floor tiling, half-height wall tiling, and an obscured glazed window to the rear aspect.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, access to the loft via a hatch, and doors leading to all first floor accommodation.

Bedroom One

Bedroom one includes carpeted flooring, glazed window to the rear aspect, and a built-in wardrobe.

Bedroom Two

Bedroom two includes carpeted flooring and a glazed window to the front aspect.

Bedroom Three

Bedroom three includes carpeted flooring and a glazed window to the front aspect.





Bedroom Four

Bedroom four includes carpeted flooring and a glazed window to the front aspect.

Bathroom

Bathroom includes a WC, handwash basin with vanity unit, panelled bath with shower attachment, shower cubicle with rainfall shower head, chrome towel radiator, full-height ceramic wall tiling, ceramic floor tiling, spotlighting, extractor fan, and an obscured glazed window to the side aspect.

Garden

The generously sized garden is enclosed and has been landscaped into two sections. The first section includes a lawned area and a block paved area for seating; a block paved footpath meets with wooden access gates to either side of the property. There are also raised flower beds, and steps which ascend to the second tier; which is separated by a wooden picket fence and accessible via wooden gates. The second tier is mainly laid to lawn and includes a patio area for seating and space for a shed. The garden also includes an external light, and mature plants, shrubs and trees to the borders.

Outside

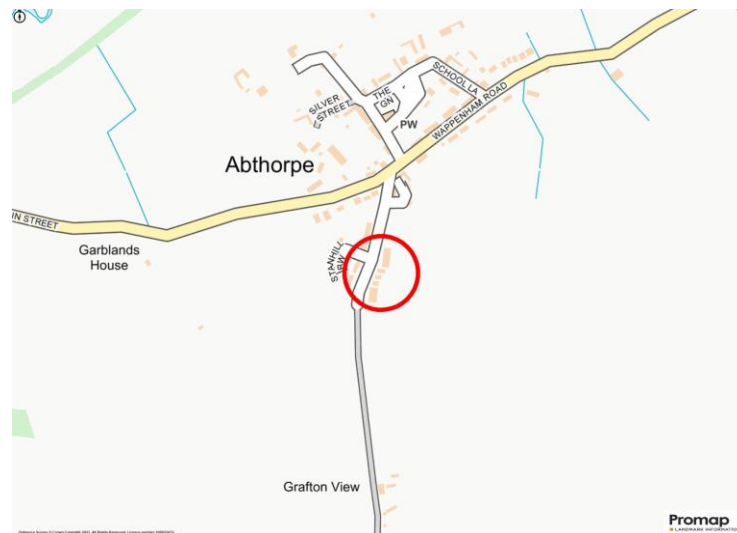
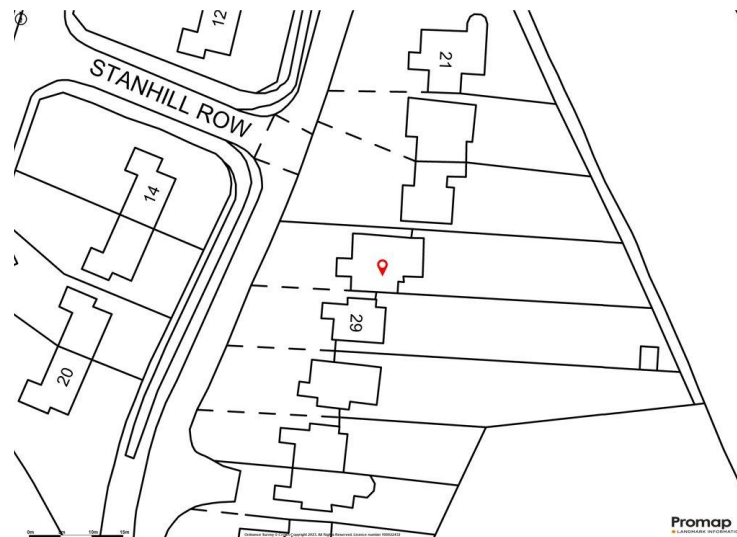
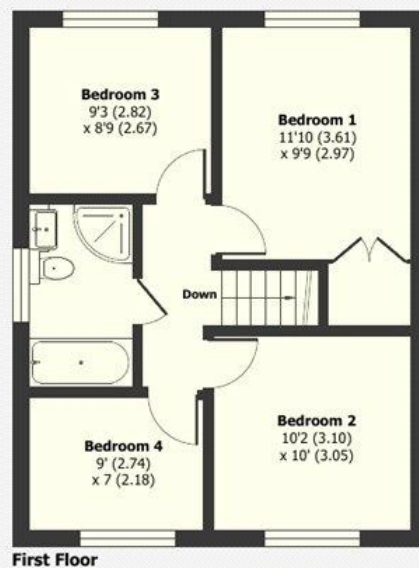
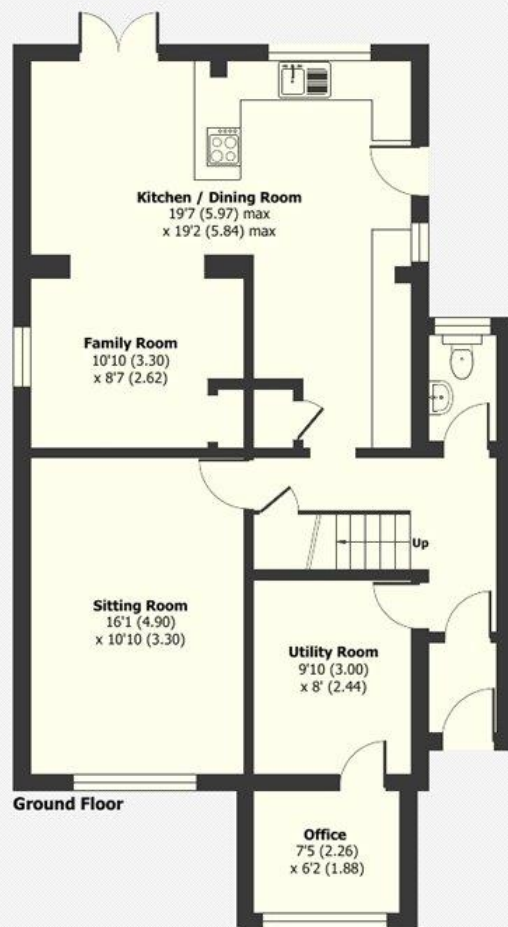
To the front of the property is a block paved driveway which allows off road parking for multiple vehicles, and block paved footpath which provides access to the front door, and to the wooden gate into the garden. There's also a front garden which has been mainly laid to lawn and includes mature bushes, shrubs and trees to the border.



Brackley Lane, Abthorpe, Towcester, NN12

Approximate Area = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mustard. REF: 954808



191 Watling Street West, Towcester, Northamptonshire, NN12 01327 350098

@mustardestateagents mustardhomes.co.uk

Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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