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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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1 Nursery Court, Mears Ashby, Northampton, Northamptonshire, NN6 0EG

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A fabulous five-bedroom executive family home situated in one of the most popular village locations in Northamptonshire, Mears Ashby. This property extends to approximately 2,700 sq ft benefitting from a spacious interior with the accommodation comprising entrance hall, WC, lounge, sunroom, dining room, kitchen/breakfast, utility and study. To the first floor, there are 5 bedrooms with three bathrooms and a dressing room to the main bedroom. The exterior offers an attractive frontage with the property well hidden from the main road and a sunny south-facing rear garden offering a high degree of privacy. There is ample off-road parking for multiple vehicles and access to a double garage.

Price £695,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'06 x 6'10
Entered by a part-glazed front door with windows to the front elevation there is a galleried landing above, engineered oak flooring with stairs rising to the first floor and doors to:-

LOUNGE

24'09 x 13'11
A fantastic living area with windows to the front elevation, TV points connected, a wonderful feature fireplace with log burner installed and oak glazed folding doors to:-



SUN ROOM

11'03 x 10'08
Windows to the rear and side elevations. This room has a brilliant view of the garden, allowing a high degree of sunlight this is a special room to enjoy. There are double patio doors leading to the garden.



WC

4'11 x 3'01
Suite comprising WC, hand wash basin.

DINING ROOM

14'08 x 11'09
With double doors from the entrance hall, there is a space for a dining suite and sideboard, with windows to the rear to the elevation.



STUDY

8'10 x 7'09
A two-casement window to the front, this room provides the perfect work-from-home office.



KITCHEN/BREAKFAST ROOM

23'08 x 11'11
Fitted with a range of floor and wall-mounted cabinets there is a centre island with oak worktops and an upstand. There are windows to the front and rear elevations with space for a fridge/freezer and washing machine. There is an integrated stainless steel sink and drainer, with space for a range cooker with an extractor above.



BREAKFAST AREA

Fitted with two wall riding column radiators, there is a TV point connected and the tiled floor is fitted throughout. The kitchen is open to:-



UTILITY

7'05 x 6'10
Continued gloss fronted units with oak worktop and integrated stainless steel sink, there is space for washing machine and tumble dryer and a door to the rear garden.

FIRST FLOOR

LANDING

A galleried landing overlooking the entrance hall there are doors to:-

BEDROOM ONE

15'06 x 14'00
Windows to the front elevation, there is carpet fitted with space for a super king-sized bed and wardrobes, there is access to:-



DRESSING AREA

8'11 x 4'05
Fitted with a range of built-in cupboards there is a window to the rear and door to:-

BEDROOM THREE

11'08 x 12'05
A two-casement window to the front elevation, there is space for a double bed and carpet fitted.



BEDROOM FOUR

22'06 x 9'08
Positioned above the garage this room has space for a double bed and wardrobes with a window overlooking the rear garden.

BATHROOM

11'05 x 5'11
Suite comprising bath with shower over, WC and hand wash basin, with a dormer window to the front.

OUTSIDE

REAR GARDEN

A sunny south-facing garden with a high degree of privacy protected by mature shrubs, there are various borders and a fenced boundary with a raised sun terrace. There is access on the side to:-



FRONT

A paved driveway provides parking for multiple vehicles and there is an attractive front lawn.

DOUBLE GARAGE

There are separate up and over doors to the front elevation is electricity connected.

SERVICES

Mains gas, water, drainage and electricity.

COUNCIL TAX

North Northamptonshire Council - Band G

LOCAL AMENITIES

Within the village there is a Church of England Church and Recreation Ground. There is a footpath leading from the village of Mears Ashby to Sywell Country Park which stands to the south west of the village and where the footpath follows a route around Sywell Reservoir. The village of Mears Ashby provides a Church of England Primary School with secondary education in the nearby town of Wellingborough.

HOW TO GET THERE

From Northampton proceed in an easterly direction along the A45 Nene Valley Way dual carriageway signposted towards Wellingborough. Take the left-hand exit signposted to Earls Barton and proceed through the village to the traffic light junction with the A4500. Continue straight over into Mears Ashby Road passing Sywell Country Park on the left hand side. On entering the village of Mears Ashby take the first turning on the right-hand side into Wilby Road and follow the road downhill passing Mears Ashby Hall on the right-hand side. Turn left onto Wellingborough Road and then the third left into Nursery Court where the property can be found on the left-hand side.

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