



GREENER **Country** HOUSES & COTTAGES

10 Wentworth Way, Stoke Bruerne, Towcester, NN12 7SA

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A mature three bed semi detached property situated in a quiet cul de sac on the edge of the sought after Northamptonshire village of Stoke Bruerne. The accommodation comprises entrance hall, lounge, kitchen/diner and conservatory. To the first floor there are three bedrooms and a family bathroom. Outside there is a front garden and driveway giving off road parking for two cars. The large rear garden is mainly laid to lawn and enjoys a sunny aspect and a high degree of privacy.

Price £299,950 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

6'8 x 4'7
Enter via a UPVC double glazed front door with stained glass leaded windows, UPVC double glazed window to the front, stairs to the first floor, double radiator and doors to:-

LOUNGE

15'5 x 10'8
UPVC double glazed window to the front, three radiators, real open fire place with stone surround and tiled hearth and UPVC double glazed patio doors to the conservatory.



KITCHEN/DINER

17'4 x 10'9
Fitted with a range of base and eye level units, roll top work surfaces and splash back, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, grill, electric hob, washing machine and dryer, space for fridge/freezer, wall mounted oil fired boiler, UPVC double glazed window to the side and rear and UPVC double glazed door to the conservatory.



CONSERVATORY

20'8 x 7'5
Wooden constructed conservatory with three windows and two doors to the rear garden.



FIRST FLOOR

LANDING

9'2 x 4'7
UPVC double glazed window to the rear and doors leading to:-



BEDROOM ONE

13'5 x 12'0
UPVC double glazed window to the front and double radiator.



BEDROOM TWO

12'8 x 12'3
UPVC double glazed window to the front, double radiator and Mitsubishi remote controlled air con system.



BEDROOM THREE

8'8 x 8'2
UPVC double glazed window to the rear, radiator, airing cupboard housing the hot water tank and built in wardrobe.



BATHROOM

7'9 x 4'7
Suite comprising WC, wash hand basin, paneled bath, radiator, extractor, UPVC double glazed window with obscure glass to the side.



OUTSIDE

FRONT GARDEN

A tarmac driveway giving off road parking for two cars and the remainder of the front garden is mainly laid to lawn and is enclosed by wood panel fencing, brick walling and bushes and there is secure gated access to the side of the property from front to rear.

REAR GARDEN

The large rear garden has a patio area with the remainder of the garden mainly laid to lawn, enclosed by wood panel fencing, shed and oil tank. The rear garden backs onto the village recreation ground and then open fields beyond. The rear garden enjoys a sunny aspect and a high degree of privacy.

SERVICES

Main drainage, water and electricity are connected. The heating system is to an oil fired boiler.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

Situated about ten miles north of Milton Keynes Stoke Bruerne is renowned as a top canal destination on the Grand Union Canal where it features the Canal Museum, the 1.75 mile Blisworth Tunnel and traditional pubs, The Navigation and The Boat Inn, scenic locks and the Stoke Bruerne Brick Pits Nature Reserve. Stoke Bruerne is situated near the A5 and A508 which provides good access to the M1, M40 and A43 and the train stations at Milton Keynes and Northampton provide services to London Euston. Close by is the market town of Towcester where you will find independent gift, fresh food and jewellery shops as well as a variety of restaurants and cafes.

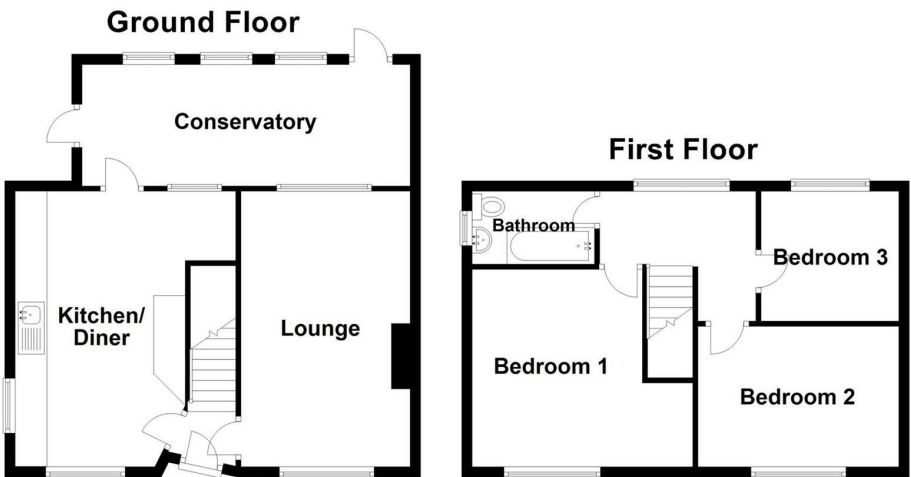
HOW TO GET THERE

Form Northampton proceed in a southerly direction along the A508 London Road and onto the dual carriageway leading to junction 15 of the M1 motorway. Proceed straight over junction 15 signposted towards Road and continue along the A508. A the roundabout junction outside of the village take the second exit onto the Road bypass and proceed straight on at the next roundabout junction. Continue along the A508 signposted towards Stony Stratford and at the next cross roads turn right signposted to Stoke Bruerne. Proceed through the village over the canal bridge and heading out of the village towards Shutlanger and take the last turning on the left into Wentworth Way where the property can be found at the bottom on the right hand side.

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