

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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Willow Cottage Hodges Lane, Kislingbury, Northampton, NN7 4AJ

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This substantial individual modern detached bungalow stands in delightful south facing mature gardens offering very spacious accommodation of approximately 2,100 square feet with three double bedrooms including en-suite and separate bathroom. There are three spacious reception rooms including a dining room open plan to the kitchen with a lovely conservatory opening to the garden at the rear. Externally there is an attached double garage and a garden cabin which could be used as a work from home office. The property does offer some scope for updating of the interior.

ACCOMMODATION

ENTRANCE HALL

9'6 x 7'1

Approached through a glazed front door the entrance hall is fitted with ornamental planters and a panelled door gives access to:-

RECEPTION HALL

12'0 x 9'6

The central hall has a built in cloaks cupboard and door to a wine store, other doors lead to:-

DINING ROOM

21'7 x 13'4

A spacious through room open plan to the kitchen and connecting to the living room and the bedrooms. There is an aluminium framed sliding patio door to a logia at the side.



KITCHEN

14'6 x 13'3

Fitted with ample floor and wall cabinets with laminated working surfaces incorporating a twin bowl sink unit, built in fridge and a Rangemaster range cooker with six place electric hob, ovens, grill and warming tray. There is a window to the side and a door to the utility room.



SITTING ROOM

17'9 x 12'9

With a sliding patio door to the logia at the side there are double leaf glazed doors which lead onto:-



LOUNGE

21'0 x 15'4

A very spacious room with a feature open hearth fireplace with exposed brick chimney breast and this room connects via a hallway to two of the bedrooms and there is a sliding glazed door leading to:-

CONSERVATORY

15'6 x 9'7

Standing on a brick base with PVCU double glazed picture windows and french doors to the rear terrace and garden, this room has a lantern roof over a ceramic tiled floor and there is a central ceiling mounted fan.



MASTER BEDROOM SUITE

BEDROOM ONE

14'6 x 13'3

Located at the front of the property this room has an extensive range of fitted wardrobes with sliding mirror fronted doors and there is a window to the front elevation and door leading to:-



SHOWER ROOM ENSUITE

7'3 x 5'7

Comprising a white suite of Mira sport power shower, pedestal wash basin and WC and a range of low level vanity cupboards.

INNER HALL

16'8 x 3'3

Giving access to:-

BEDROOM THREE

15'6 x 10'3

With built in wardrobes and sliding patio doors to the rear terrace and garden this room also has a built in dressing table and drawers and a fitted bookcase.

BATHROOM

8'4 x 6'10

With a white suite of twin ended bath, pedestal wash basin, WC and ceramic tiled shower.



BEDROOM TWO

14'4 x 13'7

Another light and spacious double bedroom with an extensive range of fitted wardrobes to one wall and sliding patio doors which open directly to the rear garden.



UTILITY ROOM

12'5 x 8'7

Housing the airing cupboard with hot water cylinder, further storage cupboards and floor and wall cabinets with laminated working surfaces as well as a twin bowl stainless steel sink unit, plumbing for washing machine and dishwasher and point for tumble dryer.

SIDE HALL

13'4 x 4'2

Linking the double garage to the rear garden and a door to:-

WC

7'10 x 2'11

With low level close coupled WC and wash basin.

OUTSIDE

Willow Cottage is set well back from Hodges Lane with a front garden bounded by a dry stone wall and with a private block paved drive flanked by a lawn where there is a tall mature Willow tree from which the property takes its name. The drive provides ample parking and turning space in front of the bungalow and the attached double garage.

DOUBLE GARAGE

18'11 x 15'8

Approached through an up and over door and with light and power connections there is a window to the side and easy access to the side hall and interior of the property.

REAR GARDEN

Facing in a southerly direction the delightful rear garden offers a high degree of privacy approached by a paved terrace where there is a pergola with mature Wisteria creeper. This leads onto a lawn bounded by close boarded fencing and well stocked borders with a variety of mature trees and shrubs including Cherry, Silver Birch, Alder and Variegated Maple. There is a timber potting shed. At the side of the property there is a cobbled terrace also beneath a pergola where there is an ornamental fish pond and adjacent to this there is the garden cabin.



CABIN

9'6 x 7'6

Constructed of timber with light and power connections. This makes an ideal work from home office or studio.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Worcester gas fired boiler also providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Kislingbury there is a Church of England Church, two Public Houses, Post Office/General Stores, Village Hall, Recreation Ground and the Cromwell Cottage Restaurant. There is an excellent primary school within the village and access to great Independent schools within a short drive. Nearby marinas provided cruising and fishing on the Grand Union Canal. M1 access is at junction 15a and 16, approximately two miles distant and there is a mainline rail service to London Euston from Northampton Castle Station.

HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 Weedon Road which is a dual carriageway leading from Sixfields towards to the M1 junction 16 and signposted for Daventry. At the roundabout junction with Sandy Lane turn left signposted in the village of Kislingbury and proceed over the hump backed bridge and follow the road past the Cromwell Cottage on your left and continue along this road as it turns left to the centre of the village. Take the first turning on the left into Hodges Lane where the property stands on the right hand side.

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