



GREENER **Country** HOUSES & COTTAGES

50 Liddington Way, Northampton, NN2 8DR



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An extended five-bedroom executive family home situated on the outskirts of Northampton, close to the popular village of Boughton. The current vendors have tastefully extended the property and modernised the interior, which now extends to approximately 2,400 square feet. The accommodation comprises an inviting, spacious entrance hall, a modern kitchen/breakfast room with bi-fold doors to the rear garden. Further reception areas include a separate dining room, lounge, study, utility and WC. To the first floor, there are five bedrooms with en-suites to the main bedroom and bedroom two and family bathroom. Outside the property benefits from a private sunny rear garden, off-road parking and access to a double garage. The property is offered with no upper chain.

Price £600,000 Freehold

ACCOMODATION

GROUND FLOOR

ENTRANCE HALL  
11'09 x 9'10

Entered via a part glazed front door there are stairs rising to the first floor with doors leading to:-

KITCHEN/BREAKFAST ROOM  
24'01 x 12'04

An open plan family space, which was tastefully redesigned by the current owners. The kitchen now presents a range of floor and wall-mounted units with a centre island providing a breakfast bar and the sunken sink with hot tap over. There are white quartz worktops and upstands with space for an American-style fridge freezer and gas range cooker. This room opens to the garden with bi-fold doors to the rear and a snug area in front.



LOUNGE  
22'01 x 12'01

With windows to the front elevation, there is a feature fireplace, TV points and carpet fitted with glazed double doors to:-



DINING ROOM  
9'11 x 12'00

With doors from the entrance and further doors to:-



GAMES ROOM  
22'06 x 12'04

Forming part of the rear extension, this reception room enjoys an outlook over the rear garden and can be used for various entertaining areas. There are doors leading back to kitchen.



UTILITY  
7'06 x 6'04

Fitted with a range of floor and wall mounted cainets, there is space for a washing machine and tumble dryer, with windows to the rear elevation.

STUDY  
10'01 x 6'05

Window to the front elevation, there is a fully fitted home office with floor and wall mounted storage.



WC

5'10 x 5'10

Suite comprising WC and hand wash basin.

FIRST FLOOR

LANDING  
23'01 x 3'00

Doors leading to:-

BEDROOM ONE  
16'00 x 12'04

There is space for a king-sized bed, with windows to the front elevation, carpet fitted and integrated wardrobes.



DRESSING ROOM

6'04 x 6'02

Fitted wardrobes with a window to the rear elevation and door to:-

ENSUITE  
7'04 x 6'05

A refitted suite comprising shower cubicle, WC and hand wash basin with vanity below. There is a window to the rear and the room benefits from tiled walls.



BEDROOM TWO

17'01 x 16'09 + 8'11 x 2'10

Fitted with a range of wardrobes, there are dormer windows to the front and rear elevations. There is space for a double bed and a door to:-



ENSUITE BATHROOM

7'02 x 6'08

Suite comprising bath with mixer tap over, WC and hand wash basin. The walls are half-tiled with a window to the rear.

BEDROOM THREE

11'00 x 10'03

With a window to the front elevation, there is space for a double bed and integrated wardrobes.



BEDROOM FOUR

8'11 x 8'02

Space for a double bed with a window to the rear.

BEDROOM FIVE

9'09 x 7'10

Windows to the front elevation.

BATHROOM

8'11 x 7'05

A window to the rear with suite comprising bath, separate shower, WC, hand wash basin with half tiled walls.

OUTSIDE



REAR GARDEN

Benefitting from a private sunny aspect, the garden is mainly laid to lawn, with a dining area on the sun terrace. There is a pedestrain door to the garage and access to the front.

DOUBLE GARAGE

With up-and-over doors to the front, there is electricity connected.



PARKING

Off-road parking for multiple vehicles.

SERVICES

Mains gas, electricity, water and drainage. Heating is through a replacement gas fired boiler (installed 06/2025) and hot water cylinder (replaced 2024)

COUNCIL TAX

West Northamptonshire Council - Band G

LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and Restaurants, along with various other retail outlets. Local schools include Kingsthorpe Village Primary School, Kingsthorpe Grove Primary School and Boughton Primary School. Secondary education is available at Kingsthorpe and in the village of Moulton. There is a country park and sailing club at nearby Pitsford Reservoir and there is golf at Northampton County Golf Course and Brampton Golf at Church Brampton.

HOW TO GET THERE

From Northampton town centre, proceed in a northerly direction along the A508 Barrack Road through Kingsthorpe Hollow and Queens Park Parade to Kingsthorpe. Continue straight on past the Waitrose Supermarket, heading north onto the A5087 Harborough Road, upon approaching the BP services station take a left-hand turning onto Liddington Road, proceed round the corner where the property can be found on the right-hand side.

