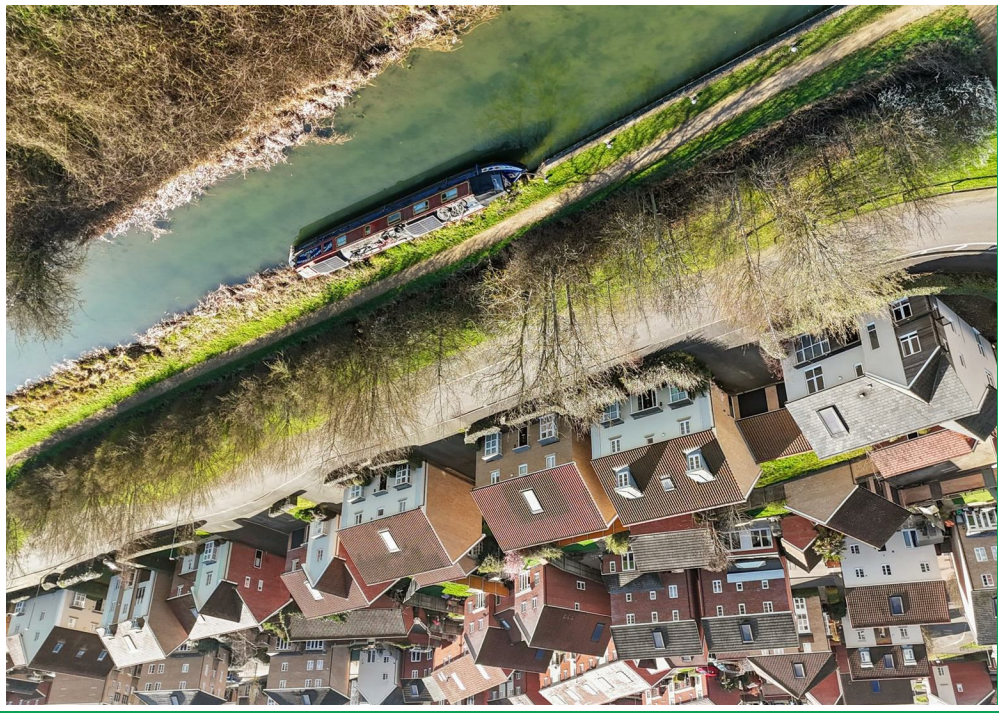


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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7 Towpath Avenue, Pineham Lock, Northampton, NN4 9DW

# 7 Towpath Avenue, Pineham Lock, Northampton, NN4 9DW

This fine modern detached three storey, five bedroom family house stands in an idyllic location overlooking the Grand Union Canal on the far western outskirts of Northampton and within fifty yards of the canal towpath. The spacious interior extends to approximately 2,200 square feet including three reception rooms, a 20 foot long open plan kitchen/breakfast room, master bedroom suite and two further bathrooms. Externally there are lawned gardens and an attached double garage with additional off road parking space. The property is vacant with no upward chain.

## Price £563,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

13'5 x 8'3

The central hallway is approached through a composite door and the hall contains the stairs rising to the first floor with under stairs storage cupboard and doors leading to:-

##### CLOAKROOM

5'1 x 2'10

With a white suite of WC and wash basin and with ceramic tiled floor.

##### LOUNGE

16'5 x 12'3

A well proportioned room with picture bay window to the front elevation, feature fireplace with electric living flame fire and molded mantle and a door leading to:-



##### DINING ROOM

10'6 x 10'2

With PVCU double glazed french doors opening to the rear terrace and garden there is a door to the kitchen/breakfast room.



##### STUDY

9'9 x 9'4

Also with a picture bay window to the front elevation.

##### KITCHEN/BREAKFAST ROOM

20'1 x 13'6

A fine open plan space with the kitchen area fitted with high gloss floor and wall cabinets with laminated working surfaces incorporating a stainless steel sink unit, high level double oven, five place gas hob with a cooker hood above and an integrated fridge and freezer. There is plumbing for an automatic washing machine and an island unit provides a breakfast bar leading onto the breakfast area.

##### BREAKFAST AREA

French doors open to the rear terrace and garden.

##### UTILITY ROOM

6'1 x 5'2

Also with a stainless steel sink unit and plumbing for an automatic washing machine and point for tumble dryer. Door to driveway.

#### FIRST FLOOR

##### LANDING

16'6 x 8'6

Housing the airing cupboard with Tribune mains pressure unvented hot water cylinder, the stairs rise to the second floor and there are doors to:-

##### MASTER BEDROOM SUITE

##### BEDROOM ONE

16'1 x 12'6

A large double room, two casement window to the front elevation overlooking the canal and a two casement window to the side. An archway leads to:-



##### DRESSING ROOM ENSUITE

10'6 x 6'2

With a range of fitted wardrobes to one wall with shelving and hanging space and a door leads to:-



##### BATHROOM ENSUITE

10'6 x 6'7

With a white suite of twin ended bath with side mixer tap, pedestal wash basin and WC. There is a ceramic tiled shower cubicle, mirror fronted cabinet, vertical heated towel rail and two casement window to the rear elevation.

##### BEDROOM TWO

13'7 x 10'8

With a range of fitted wardrobes to one wall and two casement window to the side and rear elevations.



##### BEDROOM THREE

11'6 x 11'6 maximum

With two casement window to the front elevation overlooking the canal.

##### FAMILY BATHROOM

10'9 x 6'6

With a white suite of twin ended bath with side mixer tap, pedestal wash basin and WC. There is a ceramic tiled shower cubicle, mirror fronted cabinet, vertical heated towel rail and two casement window to the rear elevation.

#### SECOND FLOOR

##### LANDING

7'2 x 2'10

Built in shelved storage cupboard and a Velux window to the front elevation, doors lead to:-

##### BEDROOM FOUR

18'8 x 12'6

With quadruple Velux roof lights to the rear elevation and two casement window to the front elevation this room has a vaulted ceiling and enjoys distant views from the window.



##### BEDROOM FIVE

18'8 x 10'6

Also with views to the front and quadruple Velux roof lights.

##### BATHROOM THREE

8'5 x 8'5

With a white suite of twin ended bath with side mixer tap, pedestal wash basin, WC and ceramic tiled shower cubicle. There is a vertical heated towel rail, ceramic tiled floor and splash areas and a Velux roof light to the rear.

#### OUTSIDE

The house stands back from Towpath Avenue behind a front garden bounded by a Silverberry hedge within which there is a lawned garden. A pathway leads to the front door. At the side there is a private tarmac drive with side by side parking for at least two vehicles and this leads to the double garage.

##### DOUBLE GARAGE

20'1 x 18'7

With twin up and over doors and a personal door to the rear garden.

#### REAR GARDEN

Approached by a paved terrace the garden is largely laid to lawn and bounded by a combination of close boarded fencing and brick walls which give this area a high degree of privacy. There are a number of small trees and shrubs. A side pedestrian gate leads from the rear garden to the front of the property.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal gas fired boiler and domestic hot water is available through a mains pressure unvented hot water cylinder.

#### COUNCIL TAX

West Northamptonshire Council - Band G

#### LOCAL AMENITIES

The Tesco Superstore with the adjoining Danes Camp Leisure Centre is situated approximately one mile distant. Of equal distance is the Sixfields leisure area providing restaurants, cinema and Sainsburys Supermarket. There is motorway access to junction 15 of the M1 motorway via the A508 and to junction 15a of the M1 motorway via Upton Way, approximately one mile distant.

#### HOW TO GET THERE

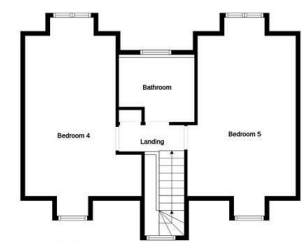
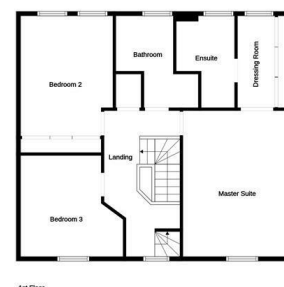
From Northampton town centre proceed in a south westerly direction along the Towcester Road to the roundabout junction with Danes Camp Way. Take the fourth exit heading onto Danes Camp Way signposted towards Sixfields and M1 junction 15a. At the second roundabout junction with Upton Way and the A5123 continue straight on to Upton Way East and at the traffic lights take the left filter into Hunsbury Meadows along Banbury Lane. Continue along Banbury Lane and take the fourth turning on the left hand side into Lockgate Road which is just before the humpback bridge. Proceed along Lockgate Road and turn first right into Towpath Avenue and then follow the road to the left where the property then stands on the left hand side.

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