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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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10 Watersmeet, Northampton, NN1 5SG

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This attractive bay fronted semi detached three bedroom house stands on the south side of Watersmeet with an extensive lawned garden at the rear and superb views across the Nene Valley towards Great Houghton. The interior includes a reception hall, a 27 foot long lounge/dining room, a fitted kitchen, cloakroom and first floor bathroom. The property does offer scope for modernisation and improvement and has the added benefit of an attached single garage, the whole offered with vacant possession and no upward chain.

## Price £317,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

14'5 x 5'8

Approached through an integral porch with a PVCU double glazed front door and a further door leads into the hall which contains the stairs rising to the first floor with under stairs storage cupboard.

##### LOUNGE/DINING ROOM

27'6 x 11'7

A light and spacious through room with a five basement bay window to the front elevation and a fireplace with a fitted gas fire standing within an Adam style mantle and sliding double glazed PVCU patio doors opening to the rear terrace and gardens.

##### DINING AREA



##### KITCHEN

12'4 x 9'3

An L shaped room with floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit and electric cooker point. There is plumbing for an automatic dishwasher, space for a fridge and a window to the rear elevation. An open doorway leads to:-



##### SIDE PASSAGE

11'1 x 2'10

Giving internal access to the garage, the passage also leads to the cloakroom and there is a PVCU double glazed door opening to the rear terrace and garden.

##### CLOAKROOM

4'0 x 2'9

Comprising a WC with concealed cistern and a bracket wash basin.

#### FIRST FLOOR

##### LANDING

8'10 x 6'8

With a roof void access hatch and two casement window to the side elevation. Doors open to:-



##### BEDROOM ONE

14'3 x 12'8

With a five casement bay window to the front elevation there is a built in storage cupboard.



##### BEDROOM TWO

11'9 x 10'6

Another double room with a built in wardrobe and a window to the rear elevation enjoying spectacular views over the Nene Valley.



##### BEDROOM THREE

8'5 x 5'8

With a two casement PVCU window to the front elevation.



##### BATHROOM

6'8 x 6'2

Comprising a blue suite of paneled bath, pedestal wash basin and WC. There are ceramic tiled splash areas, extractor fan and PVCU window to the rear elevation.



##### OUTSIDE

The house stands back from Watersmeet behind a front garden bounded by close boarded fencing and there is a private concrete drive leading to:-

##### GARAGE

15'4 x 8'10

Approached through an up and over door and with light and power connections there is also plumbing for an automatic washing machine. A door leads to the side passage giving access to the interior.

##### REAR GARDEN

Approached by a paved terrace where there is an external water tap, the extensive garden is largely laid to lawn bounded by established privet hedges and there is a timber garden store. The garden faces in a southerly direction and enjoys the Nene Valley views.



##### SERVICES

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

##### COUNCIL TAX

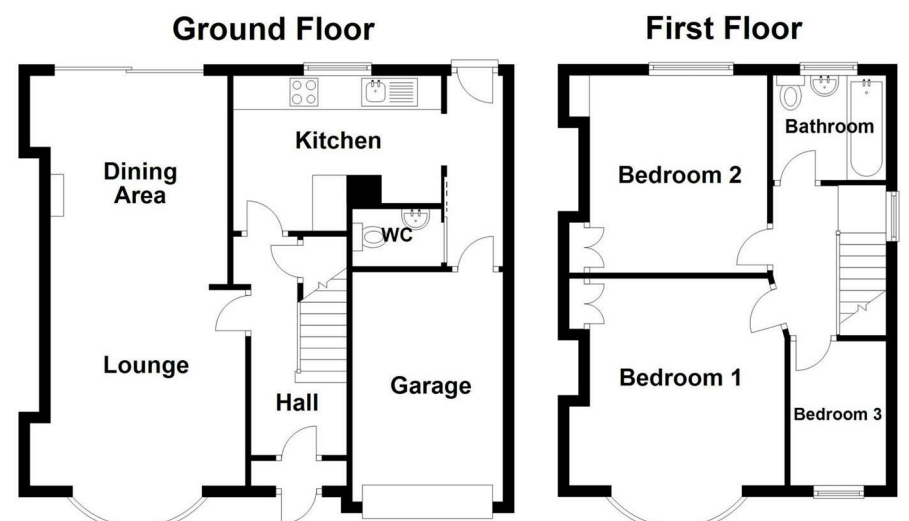
West Northamptonshire Council - Band D

##### LOCAL AMENITIES

There is a parade of local shops along Landcross Drive with Northampton town centre offering a variety of shops, restaurants and public houses and a number of niche retail outlets. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and Primary schooling is available nearby. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15 of the M1.

##### HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the Billing Road passing St Andrews Hospital and the Northampton School for Boys. At the traffic light junction with Park Avenue South turn right into Rushmere Road and then take the second turning on the left into Watersmeet. Proceed into Watersmeet where the property stands on the right hand side.



Not to scale. For illustrative purposes only