



Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling available at Quinton House at Upton and Northampton School for Girls. Access to the M1 motorway Junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated at Castle Station in Northampton.

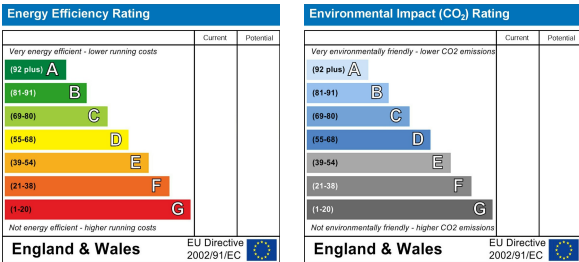
HOW TO GET THERE

Proceed out of the town in a westerly direction along A4500 for St James and continue along the Harlestone Road towards Dallington. Over the roundabout towards Duston and continue past Lodge Farm industrial estate and the right hand side. Proceed in a northerly direction towards the roundabout at Harlestone Manor. Take a left onto the new Sandy Lane and at the second roundabout turn left onto Berrywood road and then the first right into Marram crescent and the property can be found on the left hand side.



For illustration purposes only - not to scale

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18 Marram Crescent, Harpole, Northampton, NN7 4FD



Asking Price £399,950 Freehold

A very well maintained modern stone and brick built three double bedroomed detached family home situated on a corner plot on a quiet road on the edge of the popular Northamptonshire village of Harpole. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner with built in appliances , utility room. To the first floor are three double bedrooms with en-suite to bedroom one and a family bathroom. Outside is a walled front garden and driveway giving off road parking for two vehicles leading to the detached single garage. The rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

7'2 x 6'9

Enter via a UPVC double glazed front door with obscure glass window, stairs to first floor, radiator, doors to:-

CLOAKROOM

Comprises a WC, wash hand basin, radiator, extractor.

LOUNGE

18'0 x 9'6

UPVC double glazed box bay window to front and window to side, radiator.



KITCHEN/DINER

18'0 x 9'9

Fitted with a range of base and eye level units, modern worktops and splash backs, stainless steel sink and drainer with chrome mixer tap, built in appliances include oven, hob, extractor, dishwasher, fridge/freezer, breakfast bar, UPVC double glazed window to rear and side, UPVC double glazed French doors to garden, radiator, space for table, door to.



UTILITY ROOM

6'8 x 6'2

Fitted with a range of base and eye level units, modern worktops, plumbing for washing machine, space for dryer, under stairs storage cupboard, UPVC double glazed door to side.

FIRST FLOOR

LANDING

Loft access, UPVC double glazed window to side, airing cupboard housing the gas wall mounted combination boiler housed in cupboard, doors to.

BEDROOM ONE

14'0 x 13'7

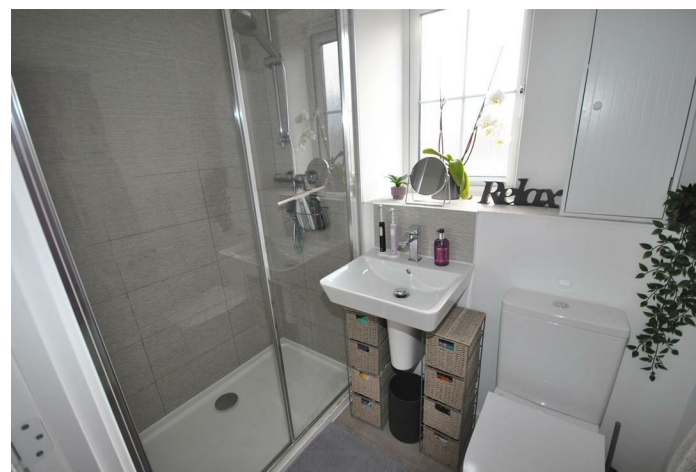
UPVC double glazed window to front and side, dressing area with wardrobe, radiator, door to.



ENSUITE

6'6 x 4'6

A suite comprising WC, wash hand basin, double shower cubicle with glass sliding doors, shower, tiled splashbacks, radiator, extractor, UPVC double glazed window with obscure glass to front.



BEDROOM TWO

10'8 x 9'8

UPVC double glazed window, storage cupboard, radiator.



BEDROOM THREE

10'6 x 8'9

UPVC double glazed window side, radiator.



BATHROOM

7'0 x 5'5

Suite comprising WC, wash hand basin, panel bath with shower and glass screen, radiator, extractor, UPVC double glazed window with obscure glass..



OUTSIDE

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders, bushes, pathway to front door, enclosed by stone and brick walling. there is a tarmac driveway giving off road parking for two vehicles leading to the detached garage.

DETACHED GARAGE

Metal up and over door.

REAR GARDEN

Patio area, remainder of the garden is laid to lawn, enclosed by brick walling, secure gated access to side, the rear garden enjoys a sunny aspect and privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints and The Turnpike

For further information on viewing call 01604 230222