



GREENER **Country** HOUSES & COTTAGES

3 Home Close, Eastcote, Towcester, NN12 8NZ



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A very well proportioned stone barn conversion offering three generous double bedrooms, quietly positioned in a cul de sac at the heart of this sought after village. An inviting, spacious entrance hall leads to an open plan kitchen diner, lounge with stone fireplace and log burner and a convenient cloakroom. Upstairs, the principal bedroom enjoys its own en suite shower room, complemented by two further double bedrooms and a family bathroom. Outside, there is off street parking for two cars in front of the integral garage, while the front garden features a neat lawn and a screened patio

Price £350,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

14'7 x 10'6 maximum

Entered via a stable door from the front via a storm canopy. There are two windows to the front, wooden flooring, stairs to the first floor. Latch and brace doors into the sitting room and kitchen/dining room with adjacent leaded style windows.



##### SITTING ROOM

18'4 x 11'2

There is walk-in bay window to the front. The focal point of this room is the beautiful stone feature fireplace with a flagstone hearth and a dual fuel burning stove.



##### KITCHEN/DINING ROOM

18'4 x 12'0

Fitted with a range of pine floor and wall cabinets with laminate work surface which extends to provide a breakfast bar and inset sink. Integrated appliances comprise; double oven, four ring hob, fridge and freezer. Plumbing for washing machine and dishwasher. There are two windows to the front elevation.



##### CLOAKROOM

Fitted with a two piece suite comprising wash basin and W.C and Extractor fan. There is tiling to splash areas and a built in understairs storage cupboard which houses the boiler.

##### FIRST FLOOR

Access to the loft, radiator and doors to all rooms.



##### MASTER BEDROOM

20'0 x 11'10

A spacious room with two windows to the front, a built-in double wardrobe with hanging rail and shelving and door leading to:



##### EN SUITE

7'8 x 6'1

Fitted in a four piece suite with corner shower, wash basin, bidet and W.C. There is tiling to floors and splash areas.



##### BEDROOM TWO

18'4 x 12'0 maximum

A good sized double room with window to the front, built-in double wardrobe with hanging rail and shelving.



##### BEDROOM THREE

11'10 x 10'5

Also a double room with two windows to the front and fitted wardrobe.



##### BATHROOM

11'11 x 6'0

Fitted with a three piece suite comprising bath with separate shower and glass screen, wash basin and W.C. There is tiling to splash areas.



### OUTSIDE

The gardens are all to the front together with parking for two vehicles and access to the garage. There is a partially screened patio and lawn



### GARAGE

18,0 x 7'9

The property has an integral garage with power and light connected and a metal up and over door.

### SERVICES

Mains drainage, water and electricity is supplied. Heating is via radiators and an electric unit

### LOCAL AMENITIES

Eastcote is a rural village situated off the A5 some 3 miles north of the historic town of Towcester. It is well situated for access to the major road network. There is an Intercity train service at Milton Keynes, some 18 miles distant, and at Northampton. M1 junction 15A is approximately 4 miles away. M40 junction 11 is at Banbury, approximately 18 miles away.

### HOW TO GET THERE

From Northampton head west, joining the A508 (London Road) towards Road. After about a mile, merge briefly onto the A45/A428 following signs for Towcester or Telford. At the roundabout, take the exit onto the A5 dual carriageway heading west toward Towcester and Brackley. Continue on the A5 for approximately four miles, then look for a right turn onto Banbury Lane, signposted for Eastcote and Pattishall. Follow Banbury Lane directly into Eastcote village.

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