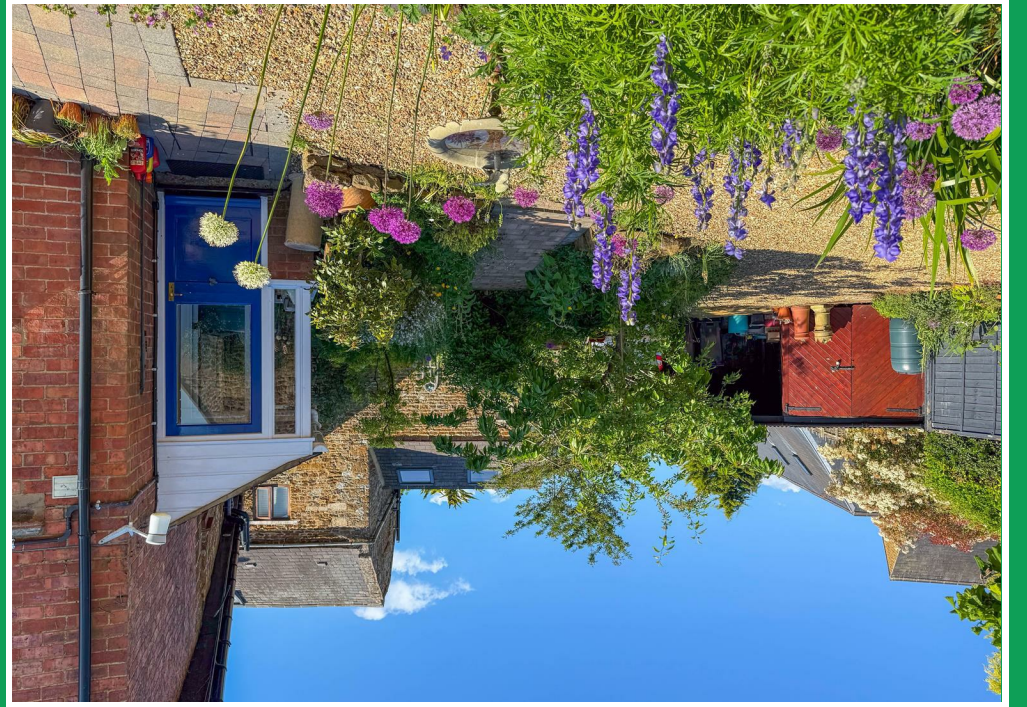


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Ingleby House Walgrave Road, Old, Northampton, NN6 9QX

# Ingleby House Walgrave Road, Old, Northampton, NN6 9QX

This very appealing detached period cottage offers spacious three-bedroomed accommodation with bathroom and shower room and is located in the heart of this popular north Northamptonshire village. The interior has been very well maintained by the present owner and upgraded to include refitting of the kitchen and bathrooms and replacement of the windows with PVCU double glazing. There are two reception rooms and a kitchen linking directly to the breakfast room and externally, the private, largely walled gardens include a double carport and garage. The property is for sale with no upward chain.

**Price £450,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

11'10 x 4'7

Approached through a PVCU composite front door the hall gives access to:-

#### RECEPTION HALL

19'0 x 5'9

Housing the stairs rising to the first floor with under stairs storage cupboard and with window to rear elevation, there are natural oak hardwood doors giving access to:-

#### CLOAKROOM

9'6 x 3'6

Comprising a white suite of WC and Utopia sink on stand with cupboards under, this room has a ceramic tiled dado and window to the rear elevation.

#### LOUNGE

14'8 x 10'8

A three casement PVCU leaded light style window to the front elevation this room has an open hearth fireplace with polished Arts and Crafts style surround and mantle above a gas living flame fire. There are wall light points, picture rail, a built in eye level storage cupboard and TV point.



#### DINING ROOM

12'8 x 12'0 maximum

With picture rail and wall light points there is a three casement PVCU window to the front elevation.



#### KITCHEN/BREAKFAST ROOM

17'5 x 10'5

A through room connected by a central archway the kitchen area fitted with modern floor and wall cabinets with laminated working surfaces incorporating stainless steel sink unit with mixer tap over and a Stoves electric cooker with four place hob and stainless steel cooker hood over. There is a built in Neff eye level microwave and plumbing for automatic washing machine and dishwasher. The breakfast area contains a range of fitted floor and wall cabinets and there is a window to the front elevation.



#### BREAKFAST AREA



#### PORCH

The glazed porch gives access to the rear garden and the driveway.

### FIRST FLOOR

#### LANDING

16'2 x 5'9

With picture rail, window to the rear elevation and doors to:-

#### BEDROOM ONE

15'0 x 11'5

A spacious double room with windows to two elevations and a range of bespoke oak fronted wardrobes to one wall incorporating shelving, hanging space and drawers, as well as the Cyclone mains pressure unvented hot water cylinder.



#### BEDROOM TWO

14'6 x 10'8

Another spacious double room with three casement window to the front elevation enjoying an outlook towards the Parish church.



#### BEDROOM THREE

11'0 x 10'1

With a range of fitted wardrobes with sliding doors incorporating shelving and hanging space and with three casement window also enjoying an outlook towards the Parish church.



#### STORE ROOM

7'9 x 4'8

A useful luggage storage space and with fitted shelving. There is a roof void access hatch to the loft area and window to the front elevation.

#### BATHROOM

9'05 x 5'04

Comprising a white suite of tiled bath with mixer tap/shower attachment over, half counter top vanity wash basin with cupboards under and WC with concealed cistern. There is a mirror fronted cabinet and a stainless steel vertical heated towel rail, ceramic tiling from floor to ceiling and window to the rear elevation.

#### SHOWER ROOM

10'1 x 3'9 maximum

With a white suite of WC with concealed cistern and half counter top wash basin with cupboards under, there is an Aqualisa ceramic tiled shower cubicle with glazed pivot door and door entry control, a stainless steel vertical heated towel rail, ceramic tiling from floor to ceiling and window to the rear elevation.

### OUTSIDE

Double leaf courtyard gates open to a combination block paved and gravelled driveway which leads along the side of the house and then to the rear of the garden giving access to the double carport and garage. On the western side there is a walled terrace providing a private sunny area for seating which is bounded by well stocked flower borders including a flowering Clematis and other mature shrubs and flowers. The remainder of the garden is well stocked with a variety of shrubs and a small Mulberry tree and there is a circular stone well head over a fresh water well.



#### TWO BAY CARPORT

15'0 x 13'8

Constructed of stone and brick the open fronted carport is accessed from the driveway.

#### GARAGE

16'11 x 7'8

Approached through double lead timber doors and with a brick floor, the garage gives direct access to a workshop.

#### WORKSHOP

11'6 x 8'1

With power connected.

### SERVICES

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

### COUNCIL TAX

West Northamptonshire Council - Band E

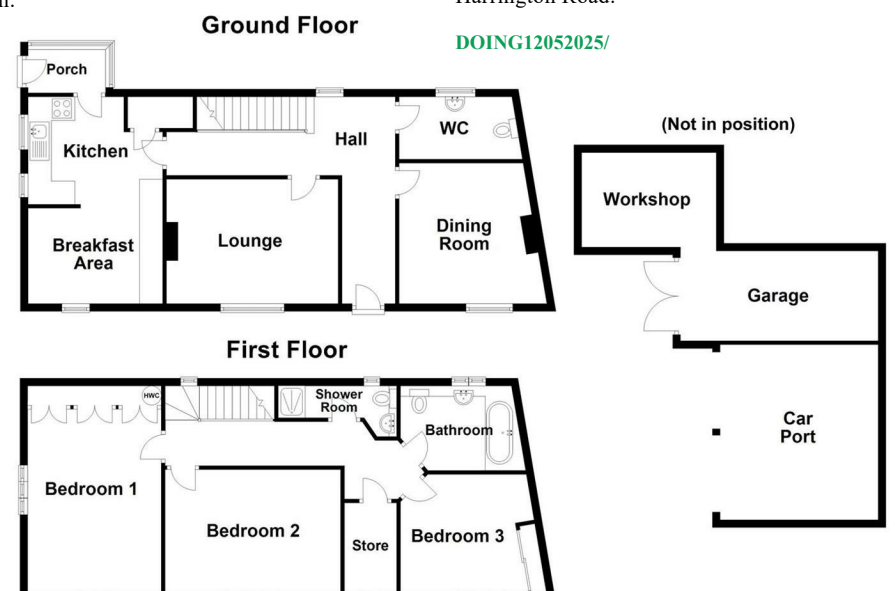
### LOCAL AMENITIES

Within the village of Old there is the Church of England church, a Public House, village hall, tennis court and recreation ground. The village is conveniently placed for access to the A14, M1/A1 link road. There is a primary school at the nearby village of Walgrave, and secondary education is available at The Moulton School.

### HOW TO GET THERE

The village is located in rolling north Northamptonshire countryside and may be approached via the A508 Harborough Road from Brixworth via Scaldwell or from the A43 Kettering Road via Hannington and Walgrave. On entering the village along the Walgrave Road continue to the centre with the White Horse pub on the left hand side and a signpost to the right along the Harrington Road. Ingleby house fronts onto Walgrave Road and the vehicle access to the gardens is on the Harrington Road.

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Not to scale. For illustrative purposes only