



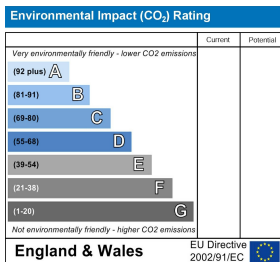
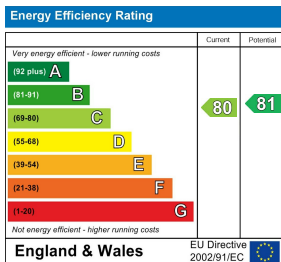
HOW TO GET THERE

From Northampton proceed along the A428 Harlestone Road passing through the village of Lower Harlestone and continue along past Althorp Park and then under the railway bridge. Carry on along this road and take the right hand turning signposted to East Haddon. Proceed into the village along Church Lane where the property can be found on the left hand side.

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4 The Old Dairy Farm, Church Lane, East Haddon, Northampton, Northamptonshire, NN6 8DB



Asking Price £289,950 Leasehold - Share of Freehold

A rare opportunity to purchase an extremely well proportioned three bedroomed first floor apartment situated in the popular village location of East Haddon. The property presents approximately 1,100 square feet of internal living space with the accommodation providing three double bedrooms, three bathrooms, lounge, kitchen/dining room with off road parking and a single garage. The apartment benefits from a village location overlooking open fields with the added benefit of a modern interior, gas radiator central heating and double glazed windows. The property is presented to market with no upper chain and is perfect for an investment or a lock up and go owner occupier.

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ACCOMMODATION

ENTRANCE HALL

17'02" x 4'0"

Enter via a communal staircase there is an airing cupboard presenting a Megaflo hot water cylinder and storage space with doors leading through to:-

KITCHEN/BREAKFAST ROOM

14'0" x 11'11"

Fitted with a range of floor and wall mounted cabinets, granite worktops and tiled splashbacks, tiled floor, integrated appliances including x 5 gas hob with double oven, fridge/freezer and a dishwasher. There is a stainless steel sink with chrome tap which overlooks a window to the front elevation and an Ideal combination boiler is fitted in the cupboard.



LOUNGE

8'03" x 13'11"

With windows overlooking fields to the rear there are TV and telephone points connected with carpet fitted throughout.



BEDROOM ONE

13'10" x 12'11"

Space for a double bed and a freestanding furniture there are windows to the rear elevation overlooking the fields and a door leading to:-



EN SUITE

7'02" x 6'09"

With a suite comprising of shower, WC, wash hand basin and a window to the rear elevation, heated towel rail and fully tiled.



BEDROOM TWO

13'04" x 9'08"

With a window to the front elevation with space for a double bed, built in storage and TV point connected. A door leads to:-



EN SUITE

6'04" x 5'06"

A window to the front elevation with a suite comprising of shower, WC, wash hand basin and fully tiled throughout.

BEDROOM THREE

9'02" x 7'07"

Previously used as a study but with space for a double bed, TV and telephone points connected with a window to the front elevation and carpet fitted.

BATHROOM

9'04" x 5'09"

With a suite comprising of bath with shower over, WC, wash hand basin, fully tiled from floor to ceiling and a window to the side elevation.



OUTSIDE

There is off road parking for one vehicle and access to a single garage.

SINGLE GARAGE

With an up and over door to the front elevation and storage to the eaves.

VIEW



GROUND RENT AND SERVICE CHARGE

The ground rent and service charge is £400 half yearly.

AGENTS NOTE

Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

SERVICES

Mains gas, water and electricity are connected. (None of these have been tested).

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Within the village of East Haddon there is a Village Hall and the Red Lion Public House/Restaurant. Villagers have access to a range of sporting and recreational facilities through the Playing Field Association, the Village Hall and the East Haddon Players. There is the East Haddon CE Primary School situated in Church Lane and secondary education is at Guilsborough School approximately three miles distant. There are bus services to Northampton town centre. The village is well placed for access to Spratton Hall and Maidwell Hall Prep schools and public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

For further information on viewing call 01604 230222