



LOCAL AMENITIES

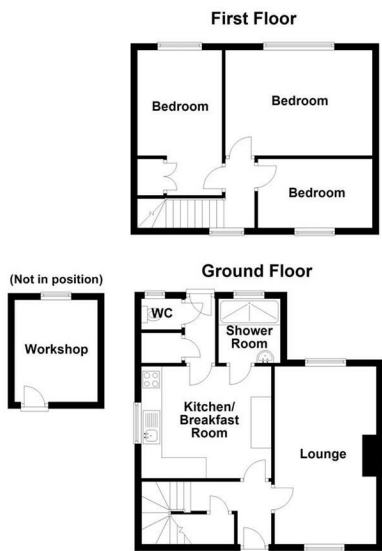
Denton is a popular village on the Castle Ashby Estate about six miles to the south of Northampton and about 16 miles to the north west of Bedford. The village has a primary school, the Church of St Margaret's and a doctors surgery. Denton is well placed for access to Northampton, Wellingborough, Bedford and Milton Keynes.

HOW TO GET THERE

From Northampton town centre, proceed in a south-easterly direction along the A428 Bedford Road through the Barnes Meadow roundabout and leaving the town, passing the villages of Great Houghton and Little Houghton. Continue onto the village of Brafield on the Green and continue straight on signposted towards Denton. Upon entering Denton, fork left along the Northampton Road and follow this road as it continues down the hill to the centre of the village, where the property then stands on the left-hand side.

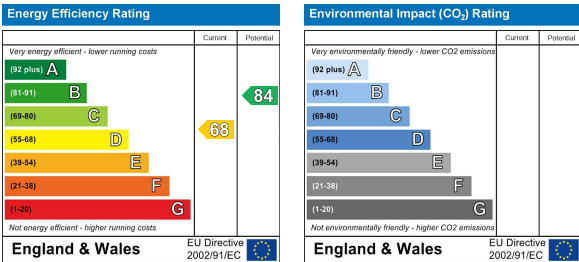


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Not to scale. For illustrative purposes only

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32 Northampton Road, Denton, NN7 1DL



Asking Price £295,000 Freehold

A rare opportunity to acquire this charming three-bedroom semi-detached family residence, situated in the highly sought-after village of Denton, nestled in South Northamptonshire. Having been cherished by the same family for over six decades, the property presents a unique chance for modernisation and potential extension, subject to the necessary consents. Impeccably maintained throughout, the accommodation on the ground floor includes an inviting entrance hall, a spacious lounge, a well-proportioned kitchen/breakfast room, a bathroom, pantry/store, and a separate WC. The first floor comprises three generously sized bedrooms, each enjoying pleasant views over the beautifully maintained gardens. Occupying a larger-than-average plot, the home is surrounded by meticulously landscaped gardens to the front, side, and rear, creating a tranquil and picturesque setting. Additional features include off-road parking to the side and a versatile external workshop, ideal for use as a hobby room or garden studio. This property is offered to the market with no upper chain, making it an ideal prospect for buyers looking to secure a home in this desirable village location.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

9'07 x 2'08

Entered via a part-glazed timber front door, there are stairs rising to the first floor with storage below containing the Vaillant boiler and further doors leading to:-

LOUNGE

17'05 x 10'00

Windows to the front and rear elevations with carpet fitted, TV and telephone points connected and feature gas fireplace.



KITCHEN/BREAKFAST ROOM

12'05 x 11'01

Fitted with a range of low-level storage and composite worktops. There is a stainless steel sink and drainer underneath a window to the side elevation with space for appliances and an attractive quarry tile floor. Doors lead to:-



BATHROOM

6'04 x 5'05

Suite comprising bath with mixer tap over and a hand wash basin underneath a window to the rear elevation.



REAR LOBBY

6'01 x 3'08

Access from the rear garden there are doors to:-



WC

4'04 x 2'10

Fitted with a WC.

STORE

4'06 x 2'10

FIRST FLOOR

LANDING

A window to the side there are doors to:-

BEDROOM ONE

14'07 x 10'03

A three casement window overlooking the rear garden, there is space for a double bed and wardrobes.



BEDROOM TWO

14'05 x 8'00

A two casement window to the rear elevation, there is space for a double bed with a built-in airing cupboard and carpet fitted.



BEDROOM THREE

11'05 x 7'00

A two casement window to the front elevation, there is space for a single bed and carpet fitted.



OUTSIDE

REAR GARDEN

This wonderful rear garden is well stocked with mature shrub borders and a fenced boundary. The garden benefits from a sunny aspect and allows pedestrian access to:-



WORKSHOP

10'00 x 8'02

A brick-built workshop with a window to the rear elevation, there is electricity connected.

FRONT

The front garden has been kept to an excellent standard with colourful borders and off-road parking.

SERVICES

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

COUNCIL TAX

West Northamptonshire Council - Band B

For further information on viewing call 01604 230222