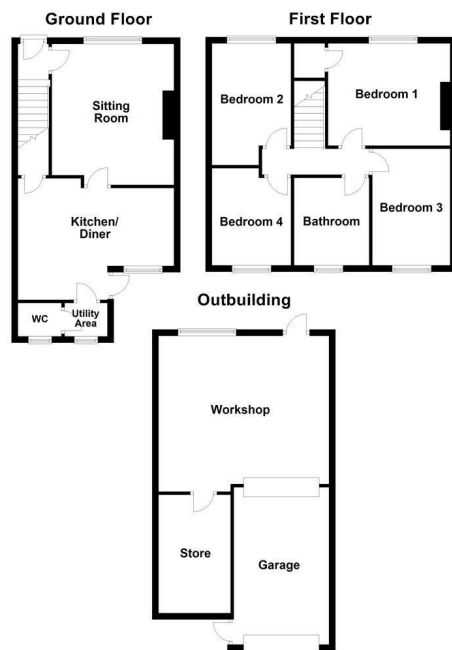


Public Houses and Butchers. There is a Village Hall, W.I and there are cricket, tennis, football and bowls clubs based at the Sports Ground. There is a Recreation Ground and the village green is reputed to be the largest in the country. Access is available to the M1 motorway at junction 16. Educational facilities include the Nether Heyford Primary School and Secondary Education is at nearby Bugbrooke at the Campion School.

**HOW TO GET THERE**

From Northampton proceed in a westerly direction along the A45 Weedon Road and at the roundabout junction with Upton Way carry straight on signposted along the dual carriageway towards Daventry. Continue past the village of Kislingbury and Harpole and straight over the M1 junction 16 and proceed into the village of Upper Heyford and then turn left signposted to Nether Heyford. Upon entering the village continue along Middle Street to the green and turn right at the green and just after the local shop turn left into Furnace Lane and the property can be found further up on the left hand side.

**DOIRM13092024/9971**



Not to scale. For illustrative purposes only

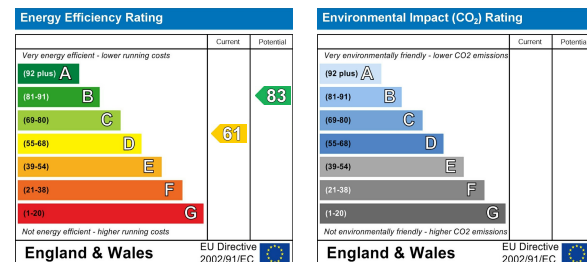
# 61 Furnace Lane, Nether Heyford, Northampton, NN7 3JS



## Asking Price £350,000 Freehold

An extended end of terrace house situated in this popular village location. The property has been extended to provide an integral carport with two bedrooms above. The carport leads through to a detached garage and workshop. The accommodation comprises; entrance hall, sitting room with open fireplace, kitchen dining room with built-in oven and hob, utility and cloakroom on the ground floor. On the first floor are four double bedrooms and a four piece family bathroom. Outside is an enclosed 90 ft rear garden with a summerhouse and ornamental fishpond. There is off road parking on a block paved driveway for three cars leading to the carport. The property features double glazing and gas to radiator heating.

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# 61 Furnace Lane, Nether Heyford, Northampton, NN7 3JS

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a double glazed front door to entrance hall with stairs rising to the first floor, radiator and a door leading to:-

#### SITTING ROOM

14'4 x 12'6

A double glazed window to the front elevation with radiator under, brick built feature open fireplace with tiled hearth, stripped floorboards and a door to:-



#### KITCHEN/DINING ROOM

16'0 x 8'3 extending to 12'6

Fitted with a range of matching base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboard under, built in gas hob with electric oven under and stainless steel canopy extractor fan above, roll edge work surfaces, tiled splashback areas, plumbing for dishwasher, space for stand up fridge/freezer, double glazed windows to the rear and side aspect, door to under stairs storage cupboard, radiator, ceramic tiled floor, wall mounted gas boiler, double glazed door to rear garden and door to utility area.



#### UTILITY AREA

Plumbing for washing machine, double glazed window to rear elevation and door to:-

#### CLOAKROOM

A two piece white suite comprising high flush WC and wall mounted wash hand basin. Frosted double glazed window to the rear elevation and radiator.

#### FIRST FLOOR

##### LANDING

Access to loft space and doors leading to:-

##### BEDROOM ONE

12'8 x 10'6

A double glazed window to the front elevation with radiator under and built in stairwell cupboard.



##### BEDROOM TWO

12'0 x 8'0

A double glazed window to the front elevation with radiator under.



##### BEDROOM THREE

12'0 x 8'2

A double glazed window to the rear elevation and radiator.



##### BEDROOM FOUR

10'0 x 8'2

A double glazed window to the rear elevation with radiator under.

#### BATHROOM

A four piece white suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low flush WC, tiled walls, frosted double glazed window to the rear elevation, heated towel rail and sunken spotlights.



#### OUTSIDE

##### REAR GARDEN

A paved patio area and terrace with ornamental fish pond leading to the lawn and summerhouse. There is two garden sheds and the rear garden is enclosed by fencing with a right of way side access through to the driveway and carport.



#### GARAGE

14'6 x 9'7

A single garage with up and over door with power and light connected.

#### WORKSHOP

17'6 x 15'3 extending to 16'0

To the rear of the garage there is a workshop with double glazed windows to the rear aspect and double glazed door to the rear garden. Power and light connected.



#### STOREROOM

12'2 x 8'0

With power and light connected.

#### OFF ROAD PARKING

There is off road parking on the paved driveway for three cars and leading to the carport through to the garage.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band B

#### LOCAL AMENITIES

Within the village there is a One Stop store incorporating Post Office, Baptist Church, well used Village Hall, the Monday Club, Hairdressers, two

For further information on viewing call 01604 230222