



3 School Lane, Quinton, Northampton, NN7 2EA

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A very well maintained and extended three double bedroomed semi-detached cottage situated on a quiet road in the popular Northants village of Quinton. The accommodation comprises; entrance hall, lounge with inglenook fireplace and log burner, refitted kitchen, dining room, large utility room with a room above and a bathroom. To the first floor there are three double bedrooms. Outside there is a garden to the side with driveway giving off road parking leading to the garage. The large and very well stocked rear garden is mainly laid to lawn and patio. The garden enjoys a sunny aspect and a high degree of privacy. The property is being sold with vacant possession and no upper chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via hardwood front door with obscure glass windows, electric wall mounted radiator and stairs to first floor. Door to:-

LOUNGE

16'4 x 12'2

uPVC double glazed casement window to front, inglenook fireplace with log burner and stone hearth and surround with wooden mantel. Original beams, electric wall mounted radiator and under stairs storage cupboard as well as wall lights. Door to:-



INNER HALLWAY

Doors to:-

DINING ROOM

14'5 x 10'2

Parquet flooring, electrical wall mounted radiator and original open fireplace with tiled hearth and cast iron grill. French doors to garden.



KITCHEN

10'9 x 10'7

Refitted range of base and eye level units and worktops, tile splashbacks with single sink and drainer. Building appliances include oven, hob, extractor and built-in dishwasher. Original beams and double glazed casement window to rear. Door to:-



UTILITY ROOM

17'2 x 9'0

Refitted range of base and eye level units, roll top work surfaces and tile splashbacks. Single sink and drainer, plumbing for washing machine and dryer and space for fridge/freezer. Further storage cupboards, door and window to front and barn style door to rear garden. From this room there is also access to a room above via a pull down ladder.



ATTIC ROOM

9'9 x 9'0

There is a Velux window and shelving. This room is accessed by a pull down ladder and is above the utility room.



BATHROOM

6'5 x 5'7

Comprises; WC, wash hand basin and vanity unit with storage below. Panelled bath with shower attachment, curtain and rail. Chrome towel radiator with electric wall heater. Bathroom is fully tiled with double glazed window to side and door to airing cupboard housing the hot water tank.



FIRST FLOOR

LANDING

14'1 x 10'2

Loft access, casement window to rear and electric wall mounted heater. Window to side.

BEDROOM ONE

14'1 x 10'2

Double glazed casement windows to rear and side and electric wall mounted radiator.

BEDROOM TWO

12'6 x 12'3

Double glazed window to front and rear with electric wall mounted radiator.



BEDROOM THREE

9'8 x 8'9

Storage cupboard, double glazed window to front and electric wall mounted radiator.



OUTSIDE

FRONT GARDEN

Mainly laid to the side of this good sized plot, there are flowers and shrub borders and is enclosed by stone walling. Lawn area and driveway giving off road parking and leading to the garage. Bin store to the side of the garage with secure gated access from front to rear and outside lighting.

GARAGE

Enter via wooden centre opening doors, uPVC double glazed window and door to rear garden. Power and lighting.

REAR GARDEN

This very good sized well stocked rear garden has a stone patio area and is enclosed by stone walling and there are steps leading up to the remainder of the garden which is mainly laid to lawn with many flower and shrub borders and mature bushes and trees. The second stone patio area has a summer house, two sheds and a greenhouse. The rear garden enjoys a sunny aspect and high degree of privacy.



LOCAL AMENITIES

Within the village of Roade there are shopping facilities including a Post Office, newsagents, pharmacy, a garage and a petrol filling station with a local store. There is a Medical Centre, Chemist, Football and Bowls Club and a Public House. Local schooling includes Roade Primary School in Hartwell Road and Roade School Sports College in Stratford Road. M1 Junction 15 is approximately two miles distant and access is provided to Northampton, Towcester and Milton Keynes.

SERVICES

Water and electric connected.

COUNCIL TAX

Council Tax Band D.

DOIMB13042024/9859

HOW TO GET THERE

From Northampton town centre proceed in a Southerly direction along the A508 London Road. Upon reaching the A45 Queen Eleanor interchange, take your third turning down the B526 Newport Pagnell Road and proceed over the next roundabout. At the second roundabout proceed over the next two roundabouts and at the third roundabout take your third turning right down Wooldale Road. Proceed down the Wooldale Road and at the next roundabout turn left on to the Quinton Road. Follow this road for approximately two miles to the village of Quinton. Take your first turning left down Preston Deanery Road and then the first right again on to School Lane where the property can be found on the left-hand side.

