

ESTATE AGENTS



**GREENER Country** HOUSES & COTTAGES

11 Whites Lane, Lower Harlestone, Northampton, NN5 6WT

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A well presented modern three bedroomed semi detached house situated on a quiet road overlooking woodland in the popular Lower Harlestone area of Northampton. The property was built by Messrs' David Wilson Homes in 2019 to a high specification. The accommodation comprises entrance hall, cloakroom, kitchen with full built in appliances, lounge/diner and to the first floor are bedrooms two and three and a four piece family bathroom. To the second floor is a large main bedroom with ensuite shower room. Outside is a front garden and driveway giving off road parking for three to four cars and leading to the detached garage. The landscaped rear garden is laid to patio and artificial lawn and decking and faces in a southerly direction enjoying a sunny aspect.

**Price £325,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via front door to entrance hall with stairs rising to the first floor, wood panelling, radiator and doors leading to cloakroom, kitchen and sitting/dining room.

#### CLOAKROOM

A two piece white suite comprising low flush WC, wall mounted wash hand basin with tiled splashback areas, extractor and radiator.

#### KITCHEN

10'7 x 8'4

Fitted with a range of matching base and eye level units comprising stainless steel single drainer sink unit with mixer tap and cupboards under, built in gas hob with stainless canopy extractor fan over, electric oven, integrated dishwasher, washer/dryer and fridge freezer, work surfaces and matching tiled splashback areas. Cupboard housing the gas boiler, double glazed window to the front elevation overlooking woodland and a radiator.



#### SITTING/DINING ROOM

15'4 x 14'7

Double glazed french doors to the rear garden with double glazed side panels, a double glazed window to the side elevation, door to under stairs storage cupboard and media points.



### FIRST FLOOR

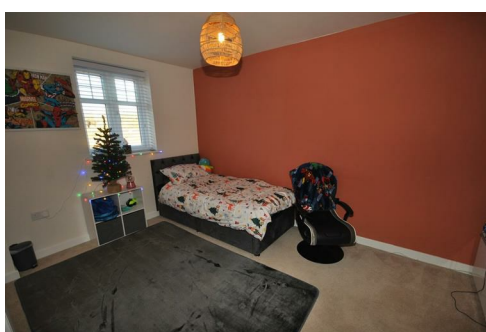
#### LANDING

Door leading to the staircase rising to the second floor with a double glazed window to the rear elevation, storage cupboard, door to linen cupboard and doors to:-

#### BEDROOM TWO

13'6 x 9'0

A double glazed window to the front elevation with views over woodlands and radiator.



#### BEDROOM THREE

11'10 x 8'7

A double glazed window to the rear elevation and radiator.



#### BATHROOM

A four piece white suite comprising panelled bath with mixer tap, shower cubicle, pedestal wash hand basin and low flush WC, tiled splashback areas, heated towel rail, extractor and a frosted double glazed window to the front elevation.



### SECOND FLOOR

#### LANDING

Walk through to:-

#### BEDROOM ONE

20'10 x 11'2

A dual aspect room with double glazed window to the front elevation with views across woodland and radiator under, wood panelling and twin double glazed skylight windows to the rear elevation with radiator under and a range of fitted wardrobes to either side, loft access hatch and a door leads to:-



#### ENSUITE

A three piece white suite comprising shower cubicle with Aqualisa shower, storage shelf, pedestal wash hand basin and a low flush WC, tiled splashback areas and a heated towel rail.



### OUTSIDE

#### REAR GARDEN

The landscaped rear garden is laid to stone patio, artificial lawn and a decked seating area. The rear garden is enclosed by wood panelling fencing with secure gated access from the front to side and an access door from the garage. The rear garden faces in a southerly direction enjoying a sunny aspect.

#### GARAGE

A detached garage with up and over door with power and light connected, eaves storage space. There is off road parking on the driveway for three cars.

#### SERVICES

Mains gas, electric, water and drainage are connected. (These have not been tested)

#### COUNCIL TAX

West Northants Council - Band D

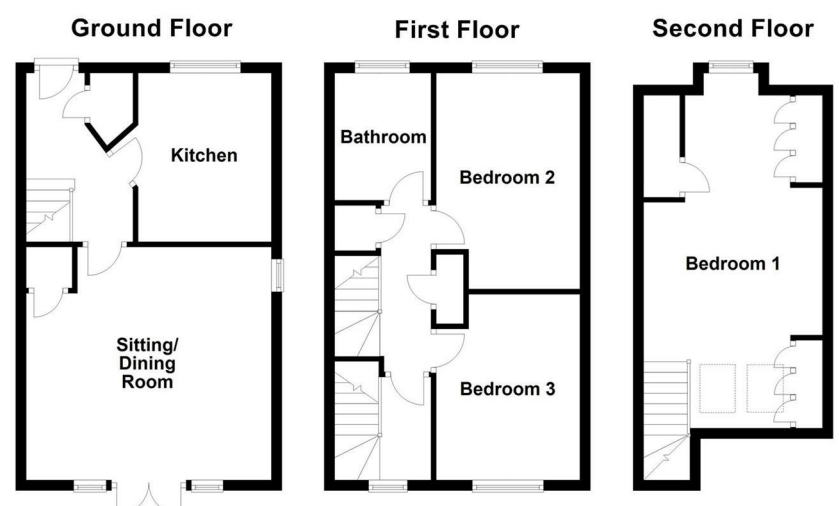
#### LOCAL AMENITIES

Within the village of Lower Harlestone there is a Village Hall and recreation ground as well as the Parish Church of St. Andrew, the Fox & Hounds Public House, the Harlestone Primary School and the Northampton Golf Club. Secondary education is at The Duston School and Moulton Co-educational County School. M1 access is to Junction 16 north bound and to Junction 15a south bound. The property is also on the cusp of Duston with a local shop within walking distance and the shopping parade on Main Road Duston.

#### HOW TO GET THERE

From Northampton proceed in a north westerly direction along the A428 Harlestone Road passing through Duston and leaving the town just before the roundabout for New Sandy Lane, Whites Lane is on the left and the property can be found on the left hand side.

DOIMB03122025/0235



Not to scale. For illustrative purposes only