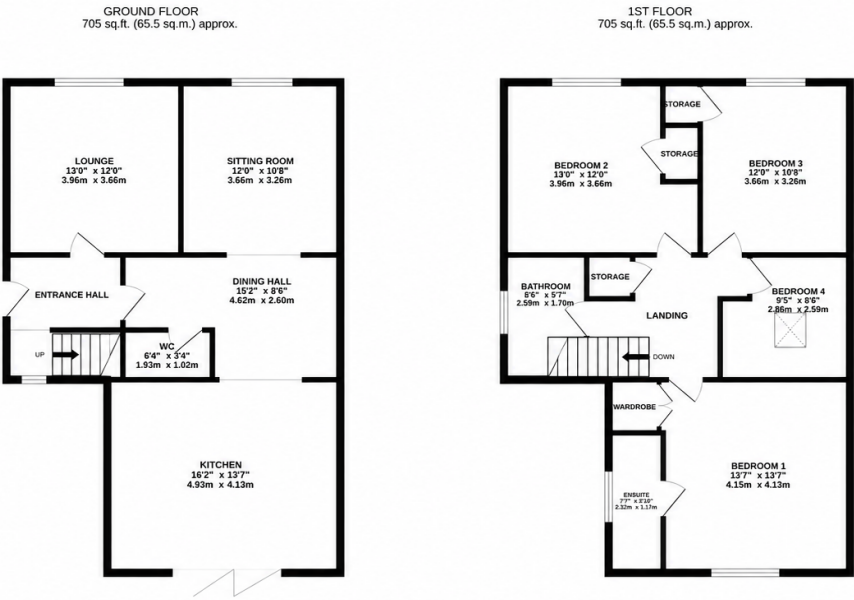


Make the right move!



DENNYKNIGHT
SALES & LETTINGS

TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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81 High Street,, Great Houghton, Northampton.
NN4 7AF. **£450,000 Freehold**

Situated in the popular village of Great Houghton, this extended four-bedroom semi-detached home offers over 1,400 sq.ft. of well-presented accommodation and a superb rear garden. The accommodation comprises an entrance hall, cloakroom/WC, lounge, separate sitting room and an impressive open-plan kitchen/dining room fitted with a range of shaker-style units, central island and bi-fold doors opening onto the garden. To the first floor are four good-sized bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom and useful storage cupboards. Outside, the property enjoys a large mature rear garden with lawn, patio seating area and established trees and planting. To the front, the property occupies an attractive position set back from the road overlooking a communal green. Great Houghton remains one of Northamptonshire's most sought-after villages, offering excellent access to Northampton town centre, the A45 and M1 Junction 15.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Tel: 01604 632433

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Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and access to the ground floor accommodation.

Lounge

Located to the front of the property, the lounge is a well-proportioned reception room enjoying a pleasant outlook over the front garden with a log burner and feature shelving.

Sitting Room

A versatile second reception room positioned to the front of the property, suitable for a variety of uses including a family room, study or playroom.

Dining Hall

Providing a central link between the reception rooms and kitchen, with space for a dining table and chairs.

Cloakroom

Fitted with a WC and wash hand basin.

Kitchen/Breakfast Room

Overlooking the rear garden, the kitchen is fitted with a range of shaker-style units, work surfaces and integrated appliances. A central island provides additional preparation space, sink unit and informal seating.

Landing

Providing access to all first-floor accommodation and useful storage cupboard.

Bedroom One

A generous double bedroom overlooking the rear garden, with wardrobe area and access to the en-suite shower room.

En Suite

Comprising a shower enclosure, WC and wash hand basin.

Bedroom Two

A good-sized double bedroom positioned to the front of the property.

Bedroom Three

A further double bedroom offering ample space for freestanding furniture.

Bedroom Four

A comfortable fourth bedroom, ideal as a child's room, guest room or home office.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

The property is set back behind a front garden, whilst to the rear there is a mature garden which is large and laid mainly to lawn with established trees, planting and a patio seating area. There are also brick outhouses.

