The Laurels
8 Whilton Lodge, Watling Street, Norton, NN11 2EH
£275,000 Leasehold
Approached by a lovely tree lined driveway, Whilton Lodge is a former hunting lodge dating back to 1867 and standing amongst five acres of maintained grounds. The Laurels is a stunning first floor apartment with large rooms, high ceilings and a balcony overlooking the grounds. The shared entrance leads in to a vast hall with ground staircase to the first floor. The apartment has a hall, inner hall, sitting/dining room with large bay window, high ceilings and log burner, kitchen/breakfast room, large main bedroom with ceilings and very usable balcony, good sized second bedroom and bathroom. Residents have the sole use of the weekly maintained grounds. There are two parking spaces and a car port/covered store. The property is available with no upward chain.

EPC:D
Shared front door to

ENTRANCE HALL
Doors to:

RECEPTION HALL
Ground staircase to first floor

FIRST FLOOR LANDING
Front door to The Laurels:

HALL 1.57m x 1.47m (5'2 x 4'10)
Coat and boot space. Door to:

INNER HALL 0.66m x 1.30m (2'2 x 4'3)
Space for furniture. Intercom. Travertine flooring.

SITTING/DINING ROOM 6.60m x 5.23m (21'8 x 17'2)
UPVC double glazed window to rear aspect, overlooking the grounds. Fireplace with log burner. Storage heater.

KITCHEN/BREAKFAST ROOM 3.84m x 3.23m (12'7 x 10'7)
Range of wall and base level units. One and a half bowl sink unit. Tiling to splash back areas. Built in oven, grill and hob. Storage heater. UPVC double glazed window to side aspect. Tiled floor.

BEDROOM ONE 4.98m x 4.65m (16'4 x 15'3)
Two fitted wardrobes. Storage heater. UPVC double glazed door and full length window to rear aspect.

BALCONY 5.23m x 1.80m (17'2 x 5'11)
Space for furniture. Views across the grounds.

BEDROOM TWO 5.11m x 3.18m (16'9 x 10'5)
UPVC double glazed window to rear aspect. Storage heater.

BATHROOM 2.62m x 2.21m (8'7 x 7'3)
WC, twin basins, bath with shower over. UPVC double glazed window to side aspect. Tiling to splash back areas. Airing cupboard. Tiled floor.

OUTSIDE
There are five acres of ground for the sole use of the residents. The Laurels has two allocated parking spaces adjacent to the front door and a carport/covered storage area.

DRAFT DETAILS
At the time of printing, these particulars are awaiting approval from the Vendor(s).
Local Area Information

Norton village is located 2 miles east of the Northamptonshire market town of Daventry. With a predominantly Roman history, Norton lies less than a mile from the A5 roman road Watling Street along which the British Fortified Town of Bannaventa was located. Also along this road, just west of Norton is 'Heart of the Shires Shopping Village' which has a variety of independent stores trading within converted farm buildings. Norton itself has a public house with chip shop, village hall and church with further amenities available less than a mile away across the A5 in Long Buckby, or in Daventry. Long Buckby also has a mainline train station offering services to both London Euston and Birmingham New Street whilst for vehicular access, M1 J16 is just 6 miles away.