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Raisins Field Close, Ecton Brook, NN3 5LA

£375,000 Detached

4 2 2



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Department: Sales

Tenure: Freehold



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Property Summary

An extended linked detached property, offering annex potential, located on a Corner Plot within the Ecton Brook area of Northampton.

Features & Utilities

- ✓ Linked Detached Property
- ✓ Corner Plot
- ✓ Two Reception Rooms
- ✓ Kitchen/Breakfast Room
- ✓ Four Bedrooms
- ✓ En-Suite & Family Bathroom
- ✓ Annexe Potential (subject to relevant planning regulations)

Property Overview

An extended linked detached property, offering annex potential, located on a Corner Plot within the Ecton Brook area of Northampton. Accommodation comprises entrance porch, entrance hall, sitting room, lounge, kitchen/breakfast room, conservatory, converted garage, four bedrooms, en-suite to bedroom one and family bathroom. Outside there are gardens to front, side and rear and driveways providing off road parking. EPC Rating: C. Council Tax Band: D.

ENTRANCE PORCH

Obscure double glazed windows to front and side elevation. Obscure double glazed door to side elevation.

HALLWAY

Doors to inner hallway and double doors to lounge. Tiled floor leading to sitting room.

SITTING ROOM 3.08m x 4.48m (10'1" x 14'8")

Double glazed window to front elevation. Radiator. Coving.

LOUNGE 6.74m x 2.85m (22'1" x 9'4")

Double glazed windows to front and side elevation. Double glazed French doors to conservatory. Double doors to kitchen. Radiator.

INNER HALLWAY

Glazed door to kitchen. Stairs to first floor landing. Tiled floor. Coving.

KITCHEN 3.00m x 4.48m (9'10" x 14'8")

Fitted with a range of oak wood wall mounted and base units with worktops over. There is an integrated gas hob, electric oven and microwave. It offers space for other appliances and plenty of kitchen storage space. To the centre there is an island. Stainless steel sink with mixer tap and drainer. Plumbing for washing machine and space for fridge freezer Tiled floor. Inset ceiling lights.

CONSERVATORY 2.67m x 7.39m (8'9" x 24'2")

Two double glazed French doors to garden. Double glazed windows to front, rear and side elevation, door to garage conversion.

GARAGE CONVERSION 8.15m x 2.14m (26'8" x 7')

Double part glazed door to front elevation. Double glazed door to store room. Radiator.

FIRST FLOOR LANDING

Double glazed window to side elevation. Radiator. Two storage cupboards.

BEDROOM ONE 5.39m x 2.85m (17'8" x 9'4")

Double glazed windows to front and side elevation. Radiator. Built in wardrobe with wood effect laminate flooring. Door leading to:

EN-SUITE

A three piece white ceramic suit with an obscured double glazed window. Radiator. Double shower cubicle. WC. Tiled walls and floor. Extractor fan.

BEDROOM TWO 3.16m x 2.51m (10'4" x 8'2")

Double glazed window to front elevation. Radiator. Wood effect laminate flooring.

BEDROOM THREE 1.77m x 2.54m (5'9" x 8'4")

Double glazed window to rear elevation. Wood effect laminate flooring.

BEDROOM FOUR 2.24m x 1.80m (7'4" x 5'10")

Double glazed window to front elevation. Radiator. Wood effect laminate flooring.

BATHROOM

Obscure double glazed window to rear elevation. A three piece white ceramic suite. Bath with two shower heads over. Vanity sink unit. Tiled walls and flooring. Heated towel rail.

OUTSIDE

Fully enclosed with single gated access. Well stocked borders and flower beds with mature shrubs. Paved patio with steps to additional graveled area. Driveway to the side provides off road parking.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Off-street

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

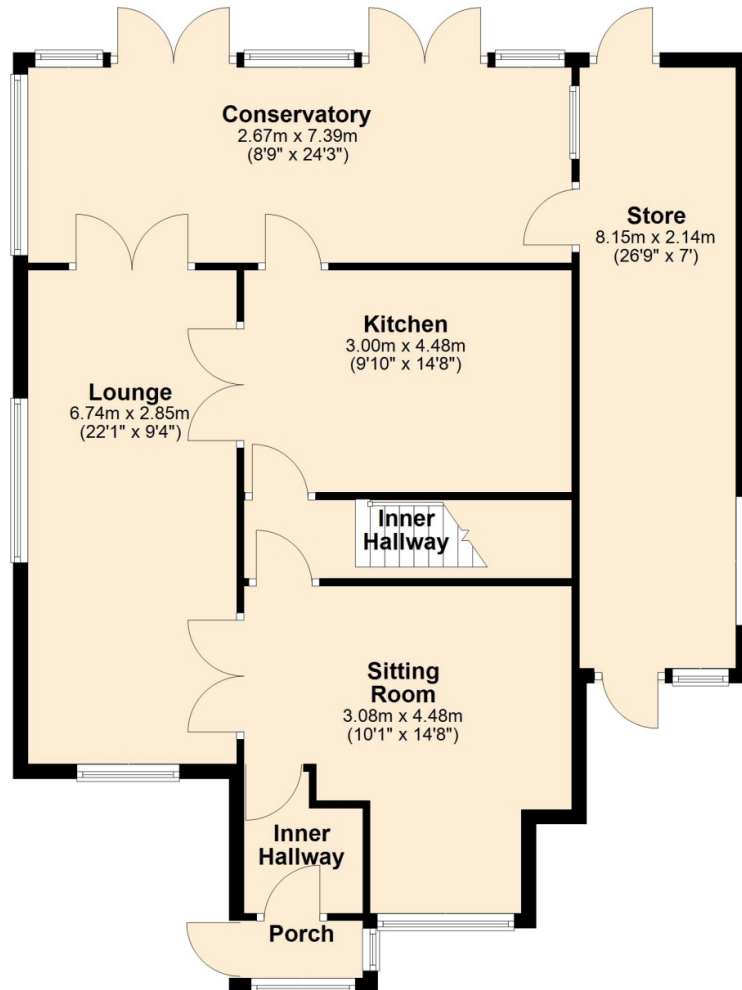
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

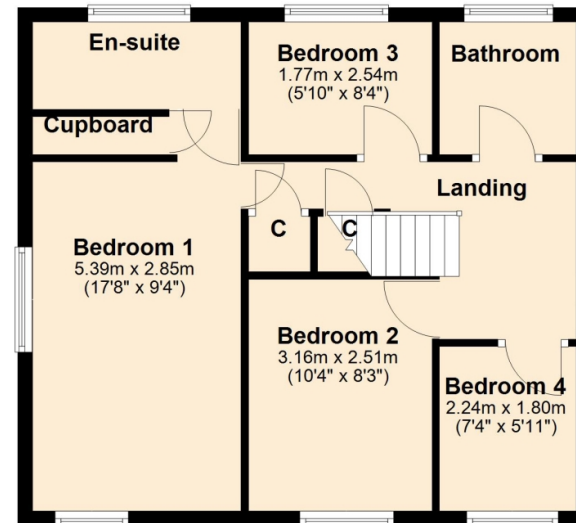
Ground Floor

Approx. 98.6 sq. metres (1061.7 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 148.2 sq. metres (1595.1 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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