



**Northfield Green**  
East Haddon, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*





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## Northfield Green

East Haddon, Northampton, NN6 8BJ

TOTAL AREA: APPROX. 185.81 SQ. METRES (2000 SQ. FEET)

**AN EXTENDED AND IMPROVED FOUR BEDROOM DETACHED HOUSE SITUATED ON AN EXCLUSIVE DEVELOPMENT ON THE EDGE OF THE VILLAGE AND OVERLOOKING COMMUNAL GREEN SPACE.**

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### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN / DINING / LIVING ROOM
- UTILITY ROOM
- FAMILY ROOM / STUDY

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### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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### FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

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**£625,000 Freehold**







## THE PROPERTY

The entrance hall has an understairs cupboard and there is a fitted cloakroom. The sitting room has a large bay window and fireplace with log burner. Undoubtedly the centrepiece of the property is the kitchen / dining / living room with sliding glass doors to the garden and lantern roofs. The kitchen has sleek modern units and caesarstone worktops plus integrated fridge and dishwasher plus built in Bosch oven, hob and extractor.

There is a useful utility room with a door to the garden. Also on the ground floor, adjoining the kitchen, is a family room / study with built in cupboards.

On the first floor, the principal bedroom has three built in double wardrobes and a refitted en-suite shower room with large walk in shower. Bedroom two has dual aspect windows and a lovely countryside view from the rear. Bedroom three and four both have built in wardrobes and there is a re-fitted bathroom with a double ended bath with shower over.

Outside, to the front is a walled garden with established borders and a four car driveway. The garage has a pedestrian door and a door to the kitchen. To the rear, the west facing rear garden has a paved seating area, lawn and raised beds plus established trees. There are countryside views beyond the fence.

EPC Rating C. Council Tax Band F.





## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
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	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.

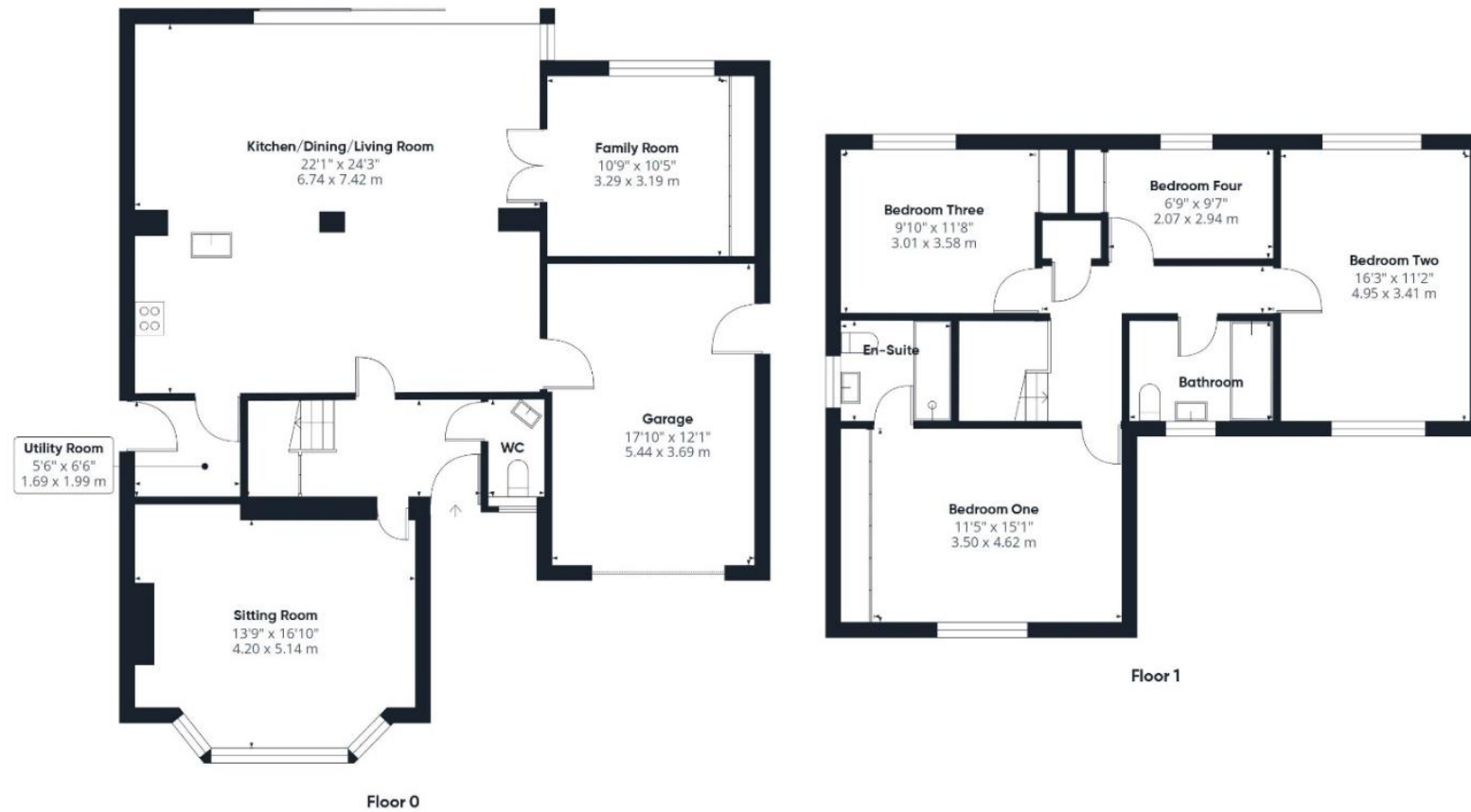
## IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



## FLOORPLAN

TOTAL AREA: APPROX. 185.81 SQ. METRES (2000 SQ. FEET)







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