



High Street
Blisworth, Northampton

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



WINE & DINE

High Street

Blisworth, Northampton, NN7 3BJ

TOTAL AREA: APPROX. 158.03 SQ. METRES (1701 SQ. FEET)

CENTRALLY POSITIONED IN THE CHARMING VILLAGE OF BLISWORTH, WELL SERVED BY LOCAL AMENITIES AND IDEALLY LOCATED BETWEEN NORTHAMPTON AND TOWCESTER, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED CHARACTER HOME HAS BEEN THOUGHTFULLY AND EXTENSIVELY EXTENDED, OFFERING A SEAMLESS BLEND OF PERIOD CHARM AND MODERN LIVING.

GROUND FLOOR

- ENTRANCE HALL
- RECEPTION HALL
- CLOAKROOM
- SITTING ROOM
- STUDY / SNUG
- KITCHEN / DINING / FAMILY ROOM

OUTSIDE

- FRONT GARDEN
- PARKING & GARAGE
- REAR GARDEN
- GARDEN ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£580,000 Freehold





THE PROPERTY

Upon entering, you are welcomed into a spacious reception hall featuring a charming window seat, bespoke storage for coats and shoes, an alcove where the original fireplace once stood, and a hidden door leading to the cellar. Stairs rise to the first floor, while doors lead to all principal ground floor rooms.

The dual aspect sitting room is a standout space, centred around an impressive inglenook fireplace with a log burning stove, creating a warm and inviting atmosphere. Opposite, a versatile second reception room, currently used as a fifth bedroom, features French doors opening onto a sunny patio beneath a mature magnolia tree.

To the rear, the stunning kitchen / dining / family room is the true heart of the home. Flooded with natural light from a large roof lantern and bi-fold doors that open directly onto the patio, this space is ideal for both everyday living and entertaining. The kitchen is beautifully appointed with quartz worktops, a range cooker, Belfast sink, and ample space for dining and relaxed seating areas.

Upstairs, the landing leads to all bedrooms, including a spacious principal bedroom with exposed beams and delightful views over the village. There are three further well proportioned bedrooms, two of which benefit from fitted wardrobes. The family bathroom has been tastefully renovated, featuring an exposed brick wall, a roll top bath, a separate shower, and stylish character tiling.

Externally, the property continues to impress. The front garden is set behind a natural shrub border and includes a lawn, a mature magnolia tree, and a side patio area. The private, south facing rear garden has been thoughtfully landscaped, offering a generous patio ideal for entertaining, with steps leading to a large lawn. At the far end sits a garden room, currently arranged as a leisure space complete with a pool table, darts area, and bar.

Further benefits include a driveway providing off road parking for one vehicle, along with a substantial garage/store.

EPC Rating D. Council Tax Band E.



LOCATION

The village of Blisworth lies 6 miles south of Northampton and 4 miles north of Towcester. Bypassed in recent years by the A43 Northampton to Oxford ring road, Blisworth has its own supermarket/post office/newsagent, doctor's surgery, church, Baptist chapel, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Roade Secondary school, the only sports college in Northamptonshire. The Grand Union Canal also runs through the village and boasts the third longest navigable tunnel in the UK. However, for more everyday transportation, easy access is afforded to the Market Harborough to Milton Keynes A508 and the A43 Northampton to Oxford ring roads, both of which lead in turn to the M1. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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