



Ballaster Gardens
Kislingbury, Northampton

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



Ballaster Gardens

Kislingbury, Northampton, NN7 4GH

TOTAL AREA: APPROX. 133.41 SQ. METRES (1436 SQ. FEET)

SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE OF KISLINGBURY, WITHIN A QUIET PRIVATE CUL DE SAC, THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME SEAMLESSLY COMBINES 1930S CHARACTER WITH CONTEMPORARY LIVING.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- DINING ROOM
- KITCHEN DINING ROOM
- LIVING ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- EN SUITE
- FAMILY BATHROOM

£595,000 Freehold





THE PROPERTY

Originally built in the 1930s, the property underwent a comprehensive renovation and extension in 2018, creating a stylish and versatile family home.

The sense of space and character is apparent from the moment you enter, with high ceilings and a bright, light-filled hallway extending from front to rear. Off the hallway is a cloakroom, together with an elegant triple-aspect dining room, ideal for both family occasions and entertaining.

The heart of the home is the impressive kitchen dining room, thoughtfully designed for modern living. It features a substantial central island, quartz worktops, integrated ovens, a large induction hob, built in coffee machine and fridge freezer. A striking chimney breast with a log burning stove provides a focal point within the dining area, while a bay window overlooks the rear garden. Off the kitchen is a spacious living room, created as part of the extension, with bi fold doors opening directly onto the patio and garden, allowing for seamless indoor outdoor living.

Upstairs, a charming landing with stained glass window gives access to three generously sized bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the property enjoys a double width driveway providing ample off road parking and leading to a double garage. Attractive lawned gardens with mature planting enhance the frontage. The rear garden wraps around the property and enjoys a desirable south westerly aspect. Offering excellent privacy, it features a large lawn, patio seating area, natural pond and an abundance of mature trees, shrubs and planted borders, creating a wonderful outdoor space for relaxation and entertaining.



LOCATION

The River Nene flows alongside this pretty village positioned just 4 miles west of Northampton. Blessed with three 'watering holes' who also serve food, Kislingbury is home to several small businesses and amenities including, family butcher, post office and general stores as well as Hoggleys brewery once famed as the smallest licensed brewery in Britain. Kislingbury has its own primary school which feeds into Campion Secondary school in the next village of Bugbrooke, 2 miles away. The village also benefits from a church, chapel, sports field, playground and plentiful open green areas despite being only ¼ mile from the A45 Northampton ring road and 3 miles from Junction 16 of the M1. Public transportation options include the regular bus service which runs to Northampton where the train station offers mainline services to both Birmingham New Street and London Euston.



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

TOTAL AREA: APPROX. 133.41 SQ. METRES (1436 SQ. FEET)





01604 624900

thevillageagency@jacksongrundy.co.uk

www.jacksongrundy.com

@jacksongrundyestateagents

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