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Lucas Lane, Hackleton  
Northampton  
Northamptonshire, NN7 2BZ  
£395,000 Barn Conversion



Department: Sales

Tenure: Freehold



**Jackson Grundy Estate Agents - Northampton**  
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BARN CONVERSION LIVING & NO ONWARD CHAIN.

A FABULOUS CHANCE TO AQUIRE THIS TWO STOREY STONE & BRICK BARN CONVERSION IN NEED OF SOME GENERAL UPDATING, MAKING IT IDEAL FOR THOSE LOOKING TO IMPLEMENT THEIR OWN IDEAS TO A PROPERTY.

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#### GROUND FLOOR

- HALLWAY
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN

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#### FIRST FLOOR

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

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#### OUTSIDE

- COURTYARD GARDEN
- GARAGE





## THE PROPERTY

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The property is situated in a no through lane within this highly regarded South Northants village with local amenities to include a primary school, shop and public house.

A recessed porch has a door to an entrance hall with stairs rising to the first floor and a radiator. There is the benefit a WC on the ground floor opposite the understairs cupboard, a lovely reception room with South facing French doors opening onto the courtyard, separate dining room with opening to kitchen having a built in hob and oven and the replacement gas fired boiler. Upstairs you will find three bedrooms and the main bathroom and a storage recess on the landing with a small window allowing natural light.

Outside is a lovely, south facing courtyard garden typical for this style of property with part walled boundary, paved patio with a side gate and a single garage with up and over door. Call now for further details and viewing times.

EPC Rating: D. Council Tax Band: E.







## MATERIAL INFORMATION

Type	Barn Conversion
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	D
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, Allocated, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	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

Hackleton is located in the south of Northamptonshire, just 5 miles from Northampton town centre and only 2 miles from M1 junction 15. Amongst its many facilities are a Baptist chapel, Memorial Hall, public house, general stores, butchers, park and recreational ground. The highly regarded restaurant, The French Partridge, is situated less than a mile away in the neighbouring village of Horton. Hackleton has its own primary school which feeds into Roade School for secondary and sports college education, 7 miles away. Roade also offers additional local amenities for Hackleton residents but for larger high street stores and local authority provisions, the towns of Northampton and Milton Keynes are both within easy reach and also offer mainline rail services to London Euston and Birmingham New Street, with Milton Keynes also having services to Chester and Manchester.

## AGENTS NOTES

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. SQ. METRES ( SQ. FEET)

