



1 THE MOTTS

Harpole, Northamptonshire, NN7



DAVID COSBY
ESTATE AGENTS

1 The Motts

Harpole, Northamptonshire, NN7

£335,000 (Guide Price)

- Detached bungalow
- Desirable village location
- 2 bedrooms
- Kitchen / Dining room
- Attached garage with workshop area
- Conservatory
- South facing garden
- No onward chain

Description

Situated on the western outskirts of the small Northamptonshire village of Harpole, 1 The Motts is a detached 2-bedroom bungalow with south facing rear garden, off-road parking for two vehicles, single garage and conservatory.

Accommodation comprises a large entrance porch and hall, two double bedrooms, shower room, large kitchen / dining area, and lounge with French doors opening into the conservatory.

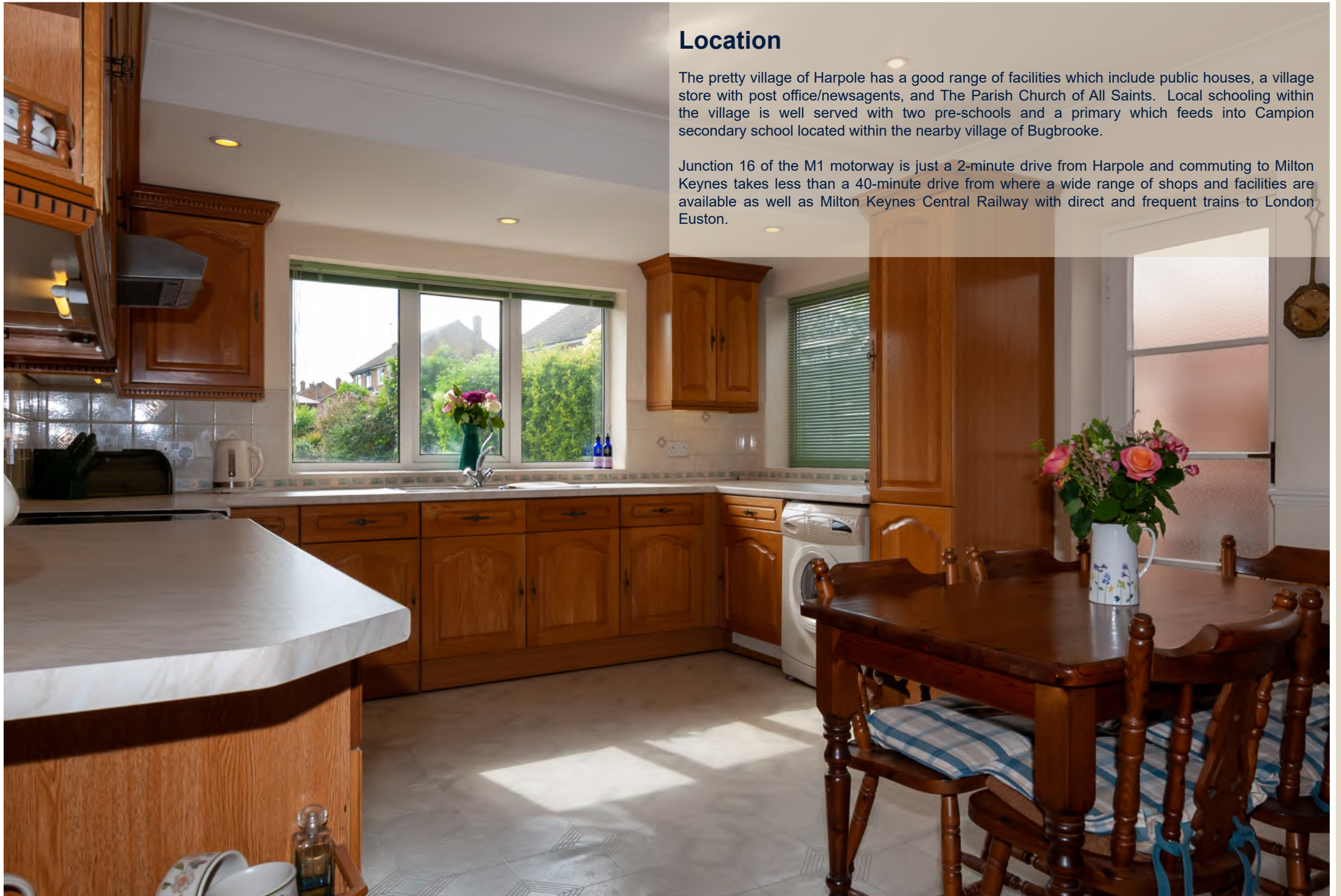


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Location

The pretty village of Harpole has a good range of facilities which include public houses, a village store with post office/newsagents, and The Parish Church of All Saints. Local schooling within the village is well served with two pre-schools and a primary which feeds into Campion secondary school located within the nearby village of Bugbrooke.

Junction 16 of the M1 motorway is just a 2-minute drive from Harpole and commuting to Milton Keynes takes less than a 40-minute drive from where a wide range of shops and facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.



The Property

Entrance Porch/Hall:

There is a small corner entrance porch to the front of the property providing useful storage space. A part glazed timber panel door leads from the porch to the large main entrance hall which has carpeted floors, a ceiling rose and perimeter plaster covings. Painted timber flush doors lead to the principal rooms.

Kitchen/Dining Area:

The large kitchen / dining area is accessed via a glazed timber framed door and has ample storage and work surface space. The ceiling has perimeter plaster covings and recessed light fittings. This light and spacious area is enhanced by natural sunlight from the three-unit window overlooking the rear garden and a further large casement window to the side elevation. A glazed timber door provides entry to the timber lean-to structure from where the South facing garden can be accessed.

Living Room:

The living room is a good-sized area which also benefits from great natural lighting from the French doors which opened into the Conservatory and provide views of the South facing rear garden. A decorative electric fire has been installed within a classically styled timber surround with tiled hearth.

Bedroom One:

Bedroom one is a double with built-in wardrobes and a three unit double glazed window to the front aspect.

Bedroom Two:

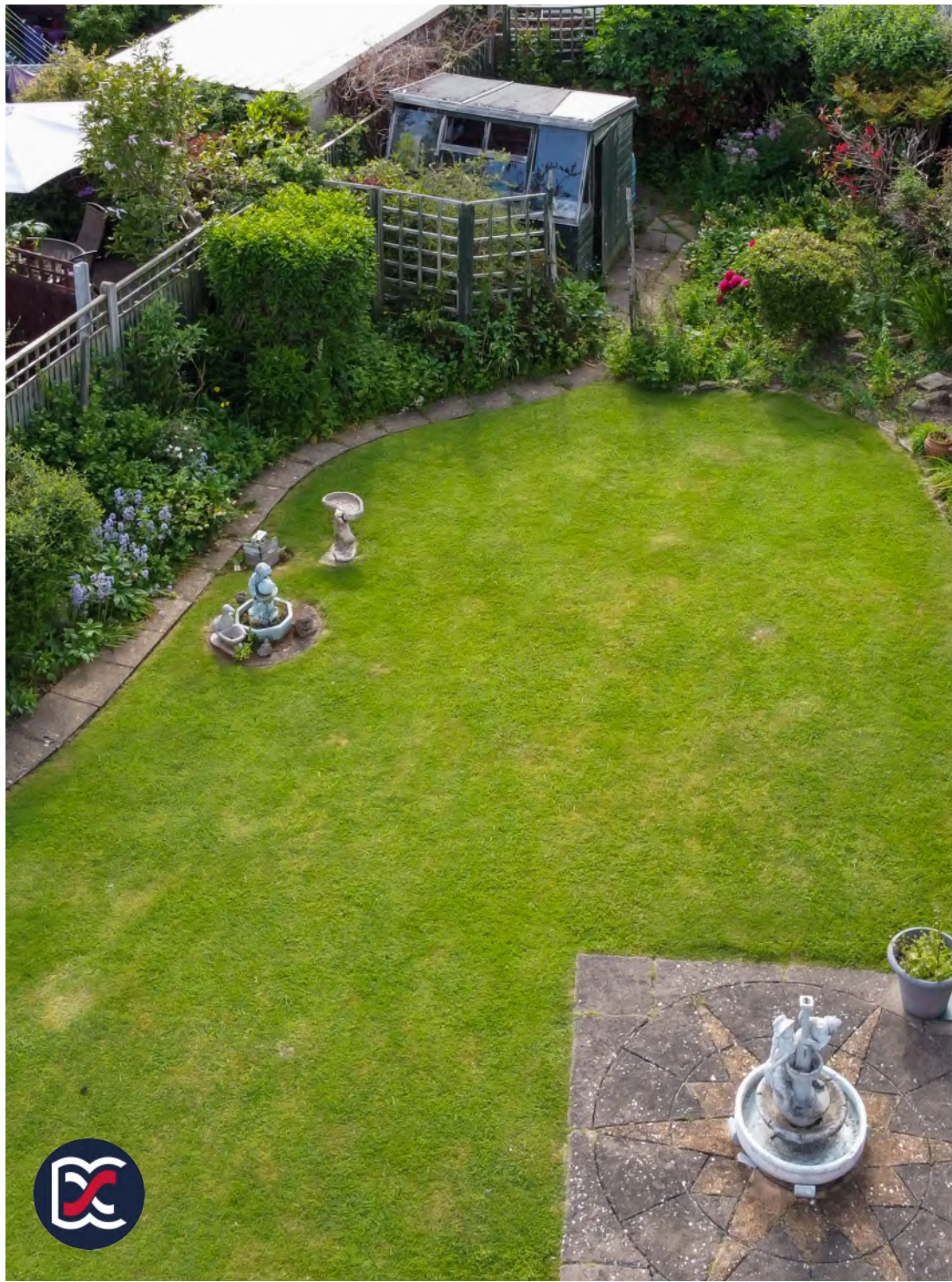
Bedroom two is a further double with 3-unit double glazed window overlooking the front garden.

Shower Room:

The shower room is situated to the right-hand side of the property with a frosted glazed casement window providing natural light and ventilation. The shower room is fitted with a close-coupled WC, bidet, wash hand basin with pedestal and corner shower cubicle.



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Outside Areas

Front Aspect:

The property occupies a slightly elevated position set well back from the road. There is a driveway providing vehicular access to the attached garage and space for off-road parking. The front garden is mainly laid to lawn with established flower, shrub, and hedge boundaries. Gated side access is provided to the rear garden.

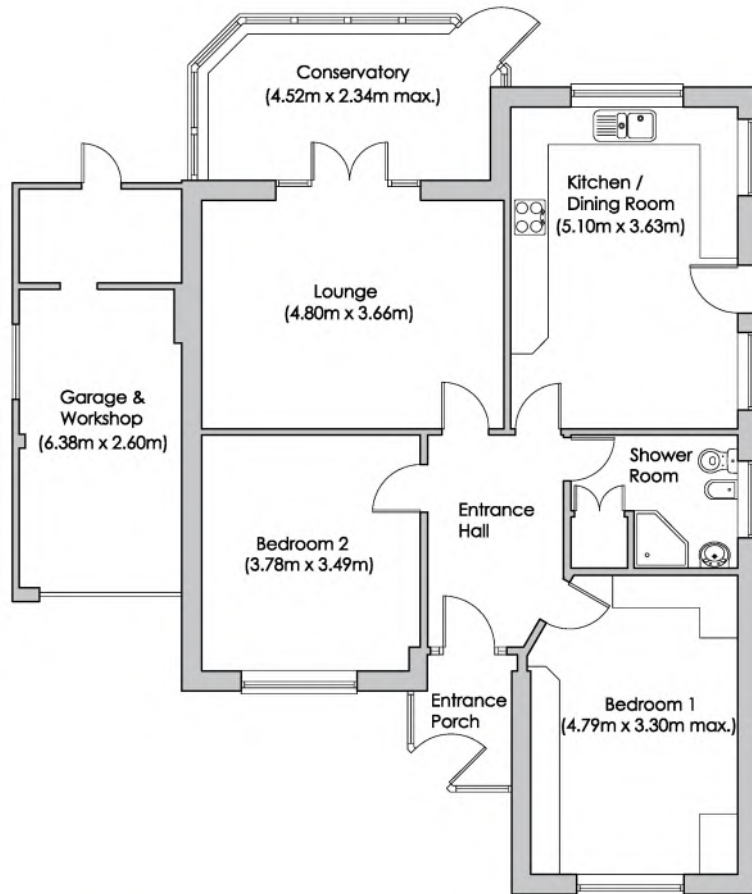
Rear Garden:

The rear garden is well-tended and receives an abundance of sunlight due to its south facing orientation. There is a meandering pathway leading to a timber potting shed and a block paved patio area for seating. A feature circular hardscaping area has been formed to the well-maintained lawn and boundaries have established shrubs and flower beds. There is a small timber lean-to structure to the side elevation of the property which provides access to the rear garden from the kitchen.

Garage:

The facing brick single garage to the side of the property has a useful workshop area to the rear.





All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 115sqm
inc. Conservatory and Garage



Local Authority: West Northamptonshire Council

Council Tax: Band D

EPC: Rating 63 (D)

Services: Water, Drainage, and Electricity

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE
t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk

