

**NEW INSTRUCTION**



**DAVID COSBY**  
ESTATE AGENTS  
**For Sale**  
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**WILLOW LANE**

Great Houghton, Northampton, NN4 7AW



**DAVID COSBY**  
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# Bankside

Willow Lane, Great Houghton, NN4

Total GIA Floor Area Inc. Garage | Approx. 95 sqm (1027 sqft)



2 Bedrooms



1 Receptions



1 Bathrooms

## Features

- Desirable village location
- No onward chain
- Detached bungalow
- Scope for improvement and extension STP
- Two double bedrooms
- Large reception room
- Off-road parking
- Garage with Workshop space
- Well maintained gardens

## Description

A rarely available two-bedroom detached bungalow situated on a large, elevated plot within the desirable village of Great Houghton. The well-proportioned accommodation includes a spacious living room with access to the south-facing rear garden, a bright kitchen with direct access to the side garden, and two generously sized double bedrooms, both featuring built-in wardrobes.

The property is set well back from Willow Lane, featuring a central driveway that provides ample off-road parking and leads to an integral garage with a workshop and separate access to the rear garden. Constructed of buff-facing brick beneath pitched and tiled roofs, the bungalow boasts well-tended gardens with gated access to the private rear garden, offering an idyllic setting for outdoor relaxation and entertaining.

While the property would benefit from modernisation, its spacious plot and versatile layout offer excellent potential for improvement or extension, subject to the necessary statutory approvals.



Great Houghton is a pretty village located on the elevated southern slopes of the Nene valley near to the market town of Northampton. The village is well situated for commuting with easy access to Northampton town centre, the M1 motorway, and trains from Northampton Railway Station are direct to London Euston.

# The Property

## Entrance Hall

The main entrance hall is accessed via a glazed door with a five-bar locking mechanism and matching glazed side panel, allowing good natural lighting. Timber flush doors provide access to the bedrooms, shower room, and main living room, while a glazed timber door leads to the kitchen. Walls and ceilings are neutrally decorated and finished with perimeter ovolo coving while the floor is laid with decorative cut-pile carpet. A built-in cupboard with a top-hinged shelf offers practical storage options.

## Kitchen

Located at the rear left-hand side of the property, the kitchen benefits from a south-facing aspect with a three-unit window overlooking the garden, creating a bright and airy space. A glazed door with a five-bar locking mechanism provides convenient access to the side garden. The kitchen features a practical terrazzo-tiled floor and is fitted with a range of cottage-style base and wall units, complemented by roll-top work surfaces. A stainless-steel sink and a half with a drainer and mixer tap sits beneath the window. Integrated appliances include a built-in two-door electric oven and a four-burner electric hob, complete with an extractor hood and lighting. There is space and plumbing for a washing machine, and a glazed serving hatch connects the kitchen to the living room.

## Living Room

A spacious room benefiting from full-height double-glazed windows to the rear, which provide a pleasant outlook over the south-facing garden. A central sliding double-glazed door allows direct access to the garden blending indoor and outdoor living. The room features a stone fire surround with electric bar heating and a glazed serving hatch connecting it to the kitchen with space to accommodate a dining table and chairs. The walls are neutrally decorated, and the ceiling includes perimeter ovolo coving.

## Thinking of Selling?

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# The Property

## Bedroom 1

Situated at the front left-hand side of the property, Bedroom 1 is a well-proportioned double bedroom featuring a built-in four-door wardrobe with a clothes rail and shelving, providing practical storage. A large, double-glazed window overlooks the front aspect, allowing natural light to brighten the space. The room is neutrally decorated and finished with perimeter ovolo coving, while the floor is laid with cut-pile carpet.

## Bedroom 2

Bedroom 2 is a further double bedroom with a three-unit double-glazed window to the side aspect. It features a built-in four-door wardrobe with a clothes rail and shelving, offering practical storage. The walls are neutrally decorated with perimeter ovolo coving, and the floor is finished with cut-pile carpet.

## Shower Room

The shower room is fitted with a three-piece suite comprising a quadrant shower with double sliding tempered glass screens, a ceramic wash hand basin with a pedestal and chrome mixer tap, and a close-coupled WC. The walls have full height ceramic tiles, and a three-unit double-glazed frosted window provides natural light. The floor is finished with sheet vinyl and a timber flush door opens to a built-in airing cupboard, which is fitted with slatted pine shelving and houses the hot water cylinder.



# Grounds

## Front Aspect

Set well back from Willow Lane, Bankside is approached via a central driveway flanked by raised lawns and bordered by stone boundary walls with traditional cock-and-hen copings. The driveway provides ample off-road parking and vehicular access to the integral tandem garage. Gated side access leads to the private south facing rear garden.

## Rear Garden

The peaceful and private south-facing rear garden wraps around the left-hand side of the bungalow, and offers a sunny patio area adjacent to the sitting room - ideal for alfresco dining and entertaining. There is separate access to both the workshop and the garage.

The well-maintained lawn features two productive apple trees, which the vendor reports yield an annual abundance of fruit, alongside a mature cherry tree. The rear boundary is defined by a neatly trimmed conifer hedgerow, while the remaining boundaries consist of close-boarded timber fencing and timber panel fencing. To the left-hand side of the garden, there is a potting shed and an aluminium glasshouse, along with pedestrian access to the kitchen.

## Garage

The attached garage is accessed via double swing, ledged, framed, and braced timber doors. It is fitted with power and lighting and, at the rear of the garage, a workshop benefits from natural light provided by timber casement windows and includes a traditional workbench. The boiler is installed in the garage, and we are advised this was installed in approximately September 2023.

# Agents Notes

The title to the property is currently unregistered. The vendor, acting as an executor, holds the deeds to the property; however, these have not been reviewed by us.

The vendor is in the process of applying for Probate, and the Grant of Probate is currently awaited.

The property benefits from access to full-fibre broadband with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps



# 18 Willow Lane, Great Houghton, NN4 7AW

Gross Internal Area (GIA) Including Garage – 95.4 sqm (1027 sq ft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## Location

Great Houghton is a picturesque village situated on the elevated southern slopes of the Nene Valley, close to the market town of Northampton. The village enjoys a rural setting with attractive countryside views, while benefiting from excellent transport links. Northampton town centre is just a short drive away, offering a range of shopping, dining, and leisure facilities. The village is ideally positioned for commuters, with easy access to the M1 motorway (junctions 15 and 15A), and Northampton Railway Station provides regular direct services to London Euston in under an hour.

A notable landmark in the village is the Church of St Mary the Virgin, which dates back to the medieval period and features a classically shaped spire. Great Houghton also retains its rural charm with traditional stone-built cottages and a strong sense of community. The village offers two popular pubs, The Old Cherry Tree and The White Hart, as well as a village hall that hosts social and recreational activities.

For families, primary schooling is available in the nearby village of Little Houghton, while secondary education is provided at Northampton School for Boys and The Northampton International Academy. Private schooling options are available at Wellingborough School, Northampton High School for Girls, and Quinton House School, all within a reasonable distance.

Great Houghton combines the appeal of village life with the convenience of nearby urban amenities, making it an attractive place to live for families and professionals alike.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, & Electricity

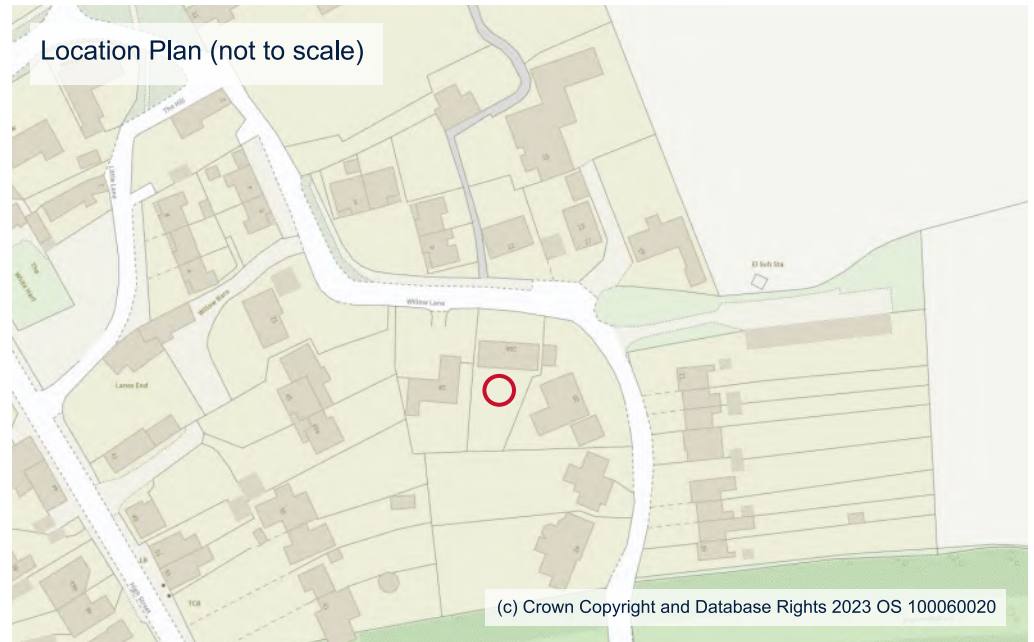
**Council Tax:** Band D    **EPC:** TBC

### ***Important Notice***

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



Church of St Mary the Virgin



Location Plan (not to scale)

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GREAT HOUGHTON

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# Thinking of Selling?



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