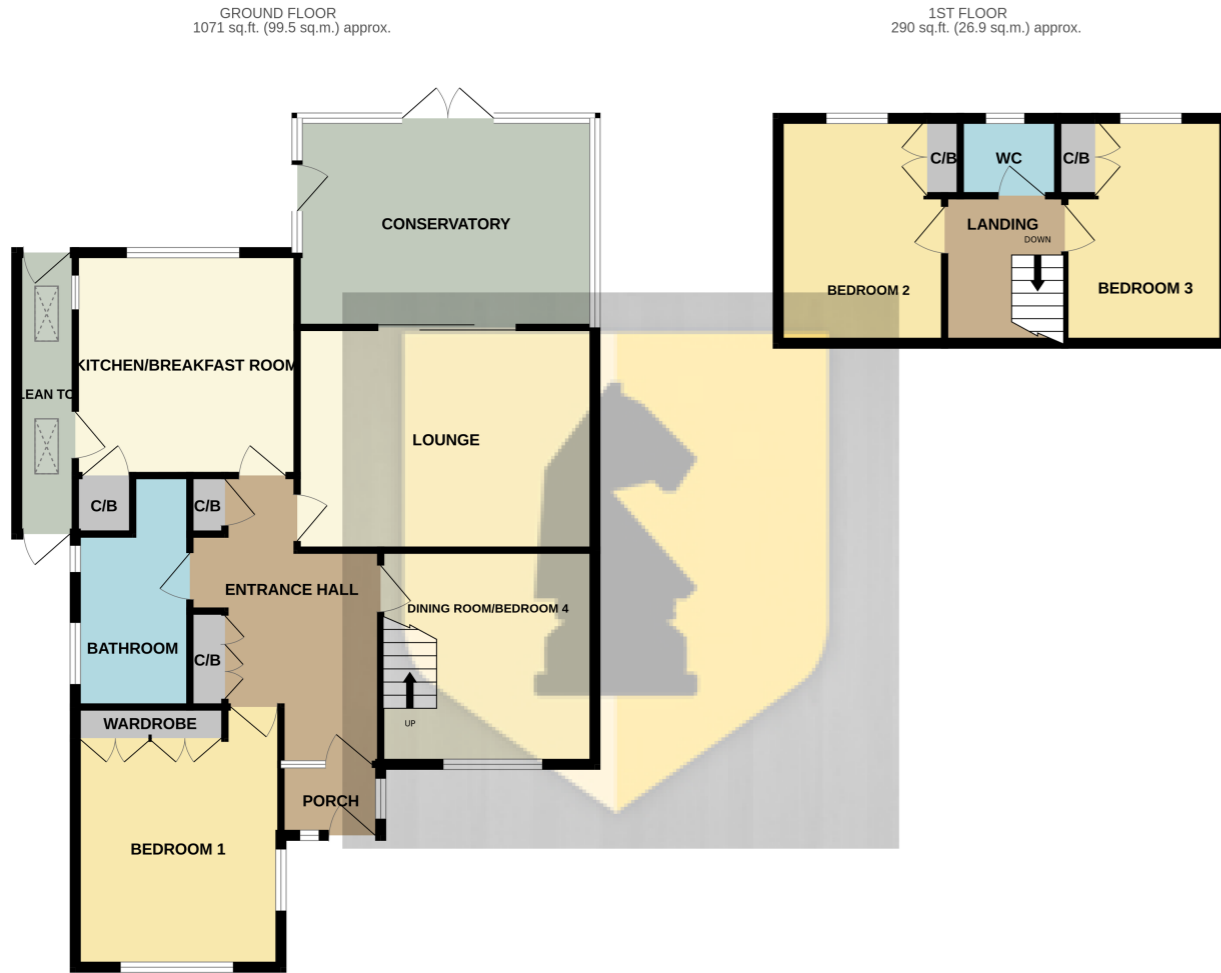


Make the right move!



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**39 Willow Lane, Great Houghton, Northampton  
. NN4 7AW.**

**£375,000 Freehold**

Edward Knight Estate Agents are delighted to offer to the market this spacious three/four bedroom detached property, occupying a large plot within the popular village location of Great Houghton. The accommodation briefly comprises; porch, entrance hall, lounge, conservatory, kitchen/breakfast room, lean to, two bedrooms and a large family bathroom. To the first floor, landing, two further bedrooms and a WC. To the front is a driveway offering off road parking for several vehicles and a well kept landscaped garden. To the rear is a landscaped and mature large garden extending to approximately 180 feet. To the side is a larger than average single garage. The property further benefits from gas radiator heating and upvc double glazing. Early internal viewing is recommended.

## Ground Floor

### Porch

Entered via a upvc double glazed door. Upvc double glazed window to the front aspect. Door to;

### Hallway

Radiator. Storage cupboards. Doors into:

### Lounge

15' 11" x 11' 11" (4.85m x 3.63m) Feature fireplace. Coving. Radiator. Double glazed sliding doors into:

### Conservatory

15' 4" x 11' 2" (4.67m x 3.40m) Double glazed windows to the side and rear aspect. Two radiators. Double glazed double doors leading to the rear garden

### Kitchen/Breakfast Room

11' 11" x 11' 10" (3.63m x 3.61m) Kitchen suite comprising of a range of base and eye level units with roll top work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Double oven. Hob with extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine. Upvc double glazed windows to the side and rear aspect. Upvc double glazed door to the utility room. Radiator.

### Bedroom One

13' 11" x 10' 11" (4.24m x 3.33m) Upvc double glazed windows to the front aspect. Radiator. Built in wardrobes

### Bedroom Four/Family Room

11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to the front aspect. Radiator. Stairs leading to the first floor

## First Floor

### Landing

Doors into:

### Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m) Built in wardrobe. Radiator. Double glazed window to the rear aspect.

### Bedroom Three

12' 1" x 8' 1" (3.68m x 2.46m) Double glazed window to the rear aspect, Radiator. Built in wardrobe.

### WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Obscured double glazed window to the rear aspect.

### Front Garden

A driveway which provides off road parking leads to the front entrance and garage. A lawned area with mature borders. A low level brick wall to the front boundary.

### Rear Garden

A large garden extending to approximately 180 feet which is mainly comprised of a well kept lawn. A patio area is below and accessed immediately from the property which contains steps leading to the larger lawned area. The established garden offers mature borders which contain a variety of small trees, shrubs, flowers and neat bushes. Enclosed with timber panelled fencing.

### Garage

Power and light connected. Accessed via a up and over door.

## Locally

The village of Great Houghton lies approximately 2 miles south easterly of Northampton and has strong links to the A45 and M1 junction 15. Milton Keynes lies approximately 18 miles south of the village. Village amenities include two public houses, The Cherry Tree and The White Hart, St Mary the Blessed Virgin Church. A village hall which hosts many events throughout the year and is home to a cricket pitch, football pitch, tennis court, fitness equipment and a children's playground. There are also local cricket and football teams for all age groups. Bus services for Little Houghton Primary School and Wollaston Secondary School pick up and drop off outside the White Hart Public House on the High Street.

