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28 The Lawns, Northampton. NN5 6AF.

£675,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented and heavily extended five bedroom detached family home. Offering over 3000 square feet of internal accommodation and built to a high specification this home now boasts; entrance hall, lounge, large kitchen/diner/family room, utility room, WC, playroom, gymnasium, spa and sauna. To the first floor there are five bedrooms with en suites to bedroom one and two and a family bathroom. Externally there are gardens to the rear and side as well as a detached office. This property is finished to a high standard thoughtout and features a spa with 8 berth hot tub as well as a sauna. The large open plan kitchen/diner/family room features a five leaf bi-folding doors which link directly onto the rear garden.

**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.



**Tel: 01604 632433**

**Entrance Hall**

Entry gained via a double glazed composite door. Stairs rising to the first floor. Radiator. Doors to;

**Lounge**

15' 4" x 12' 5" (4.67m x 3.78m) Upvc double glazed French doors to the front aspect. Feature fireplace. Two radiators.

**Kitchen/Diner/Family Room**

36' 10" x 19' 0" (11.23m x 5.79m) Fitted modern kitchen suite comprising of a range of base and eye level units with a large island with breakfast bar with fitted granite work surfaces mounted over. Two fitted electric 'Neff' slide and hide pyrolytic ovens, microwave and coffee maker. Fitted Neff five ring induction hob with extractor hood mounted over. Twin inset sinks with mixer taps. Integrated dishwasher. Five leaf bi-folding doors on to the rear garden. Snug area with feature brick wall and inset electric fire. Double glazed door to the side aspect. Door to utility room. Double doors to the Gymnasium.

**Utility Room**

9' 0" x 5' 0" (2.74m x 1.52m) Fitted kitchen suite coordinated to the kitchen with space and plumbing for white goods.

**Gymnasium**

27' 0" x 9' 7" (8.23m x 2.92m) A well lit and spacious room with three velux windows, two double glazed windows and door to;

**Spa**

29' 0" x 22' 4" Max (8.84m x 6.81m) A decked floor with a recessed 8 berth spa. Timber cladded walls with two large double glazed windows to the side aspect and French doors to the rear garden. A glass door leads to the sauna.

**Play Room**

17' 0" x 8' 0" (5.18m x 2.44m) Cupboard. Upright Radiator. Double glazed door to the side aspect.

**WC**

Fiited Wc and sink unit. Double glazed window to the side aspect. Radiator.

**Landing**

Galleried landing with glass surrounds. Double airing cupboard. Doors to;

**Bedroom One**

19' 6" x 12' 0" (5.94m x 3.66m) Double glazed bi-fold doors to the rear aspect with Juliet balcony. Velux window. Radiator.

**En Suite**

12' 7" x 6' 5" (3.84m x 1.96m) Fitted suite comprising of a low flush WC, twin sink units and a walk in shower. Fully tiled. Double glazed window to the side aspect. Heated chrome towel rail.

**Bedroom Two**

10' 6" x 10' 0" (3.20m x 3.05m) Upvc double glazed French doors to the front aspect with Juliet balcony. Fitted double wardrobe. Radiator.

**En Suite**

Fitted suite comprising of a low flush WC, sink unit and bath with shower fitted over. Double glazed window to the side aspect. Heated chrome rail.

**Bedroom Three**

19' 6" x 9' 8" (5.94m x 2.95m) Double glazed window to the rear aspect. Radiator.

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**Bedroom Four**

15' 4" x 8' 7" (4.67m x 2.62m) Double glazed window to the rear aspect. Radiator. Stairs leads up to a cinema room.

**Bedroom Five**

14' 7" x 8' 1" (4.45m x 2.46m) Double glazed window to the front aspect. Radiator.

**Bathroom**

Fitted suite comprising of a low flush WC, sink unit and bath with shower attachment. Double glazed window to the front aspect. Heated chrome rail.

**Externally**

To the front of the property is a block paved driveway for several vehicles. There is a detached brick built building which has a fully kitted studio used for beauty treatments. There is an also a storage shed. The side and rear gardens afford a good degree of privacy and are laid with artificial lawn and patios.

