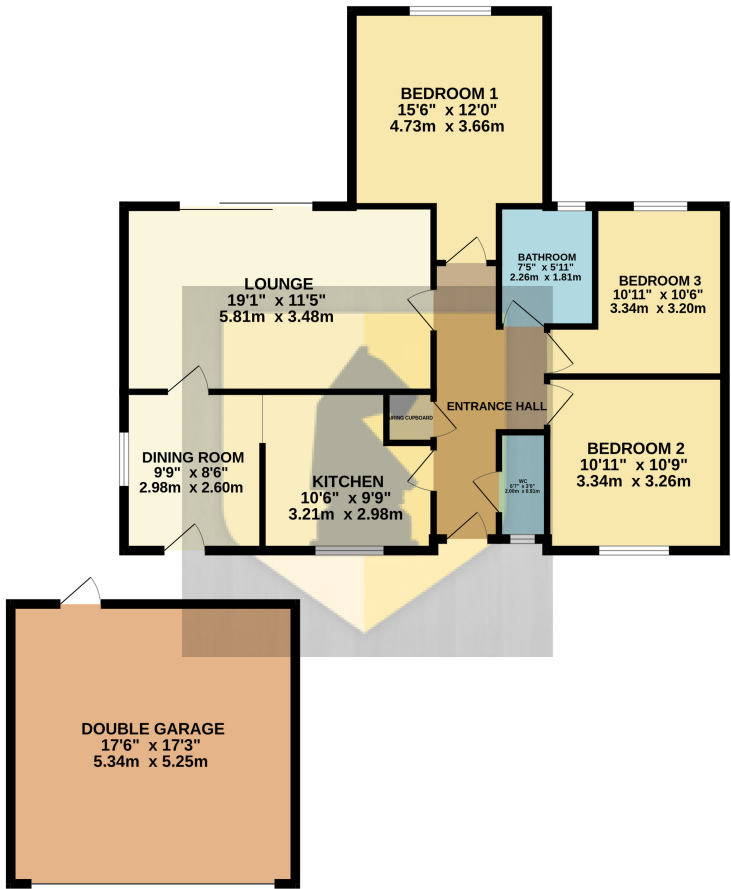


Make the right move!

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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.
Made with Metropix ©2025



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.



**37 Lime Farm Way, Great Houghton,
Northampton. NN4 7AQ.**

£425,000 Freehold

Edward Knight Estate Agents are delighted to present to the market this spacious detached bungalow, ideally positioned within a quiet cul-de-sac in the highly sought-after village of Great Houghton. Backing directly onto Great Houghton Playing Fields, the accommodation briefly comprises: entrance hall, cloakroom/WC, generous lounge, separate dining room, fitted kitchen, three double bedrooms and a family bathroom. Externally, the property enjoys gardens to both the front and rear, a private driveway, and a detached double garage. This popular village location lies just three miles from Northampton town centre and approximately 17 miles from Central Milton Keynes, offering excellent access to the M1 motorway and surrounded by beautiful countryside and offering an ideal blend of convenience and rural charm.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

With a radiator and airing cupboard. Doors to;

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin. Window to the front aspect.

Lounge

19' 1" x 11' 5" (5.82m x 3.48m) A bright and spacious lounge featuring patio doors opening onto the rear garden, allowing plenty of natural light. The room includes a stone fireplace, neutral décor, and ample space for both seating and media furniture, creating a warm and comfortable living area. Two radiators.

Dining Room

9' 8" x 8' 6" (2.95m x 2.59m) A well-proportioned dining room positioned just off the kitchen, offering space for a family-sized dining table and sideboard. The room benefits from a window overlooking the side elevation and a glazed door providing external access to the front. Radiator.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m) Fitted with a range of wood-effect base and wall units with ample work surfaces and tiled splashbacks. The kitchen includes space for a freestanding cooker and other appliances, with a large front facing window providing views over the front garden.

Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) A generous double bedroom overlooking the rear garden with a large window, radiator.

Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m) A double bedroom with window to the front aspect. Radiator.

Bedroom Three

10' 6" x 8' 0" (3.20m x 2.44m) A further spacious double bedroom with window to the rear aspect, currently set up as a guest room. This room offers flexibility for use as a home office or additional sitting room if preferred. Radiator.

Bathroom

Fitted with a white three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, and WC. The room is fully tiled with decorative detailing and features an obscured window for natural light and privacy.

Front Garden

Set within a quiet cul-de-sac, the property enjoys a neatly maintained front lawn with a block-paved driveway providing off-road parking and leading to a detached double garage.

Rear Garden

The rear garden is mainly laid to lawn with mature borders and hedging, offering a high degree of privacy and a delightful backdrop of trees and open green space beyond.

Local Area

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 17 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.

