



44 Harmans Way, Weedon, Northampton, NN17 4PB

HOWKINS &
HARRISON

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Northampton, NN17 4PB

Guide Price: £350,000

A three-bedroom detached home located in a popular area within Weedon. The property benefits from a large entrance hall, dual aspect sitting room, fitted kitchen/breakfast room, dining room/snug and downstairs toilet. To the first floor there are three bedrooms, two ensuites and a family bathroom. Outside a rear garden with seating and lawn areas. An oversized single garage and driveway.

Features

- A three bedroom detached home
- Downstairs toilet
- Kitchen/breakfast room
- Dual aspect sitting room
- Two ensuites and a family bathroom
- Enclosed rear garden
- Oversized single garage
- Block paved driveway
- Energy Rating - D



Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham—making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy for avid bird watchers, walkers and runners. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, veterinary surgery and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene.

In short, Weedon Village combines heritage, community, and excellent connectivity, making it one of Northamptonshire's most attractive places to live.



Ground Floor

Entrance is gained via a uPVC double glazed door with matching side window into the porch, which has a tiled floor and glazed door opening into the dining room/snug. This versatile reception space features a uPVC double glazed window to the front, radiator, stairs rising to the first floor, and glazed door to the kitchen/breakfast room and cloakroom/w.c.

A panel door leads through to the sitting room, a bright dual-aspect reception room with uPVC double glazed French doors opening onto the rear garden, two radiators, and a uPVC double glazed bow window to the front.

The kitchen/breakfast room is fitted with a range of wall, base and drawer units with display shelving and roll-top work surfaces incorporating a ceramic one-and-a-half bowl sink with chrome mixer tap. Additional features include tiled splashbacks, plumbing for washing machine, built-in oven with electric hob and extractor over, radiator, space for a breakfast table, uPVC double glazed window to the rear, and uPVC double glazed door providing side access.





First Floor

Landing with access to loft space and built-in airing cupboard housing the Ariston gas boiler. Panel doors lead to all first-floor accommodation.

The principal bedroom features a uPVC double glazed window to the front and radiator, with access to the en-suite comprising a three-piece white suite including low-level WC, wash hand basin with storage cupboards beneath, and shower cubicle with tiled splashbacks.

Bedroom Two benefits from a uPVC double glazed window to the front and radiator.

Bedroom Three enjoys a uPVC double glazed window to the rear and radiator, together with its own en-suite fitted with a three-piece white suite comprising low-level WC, wall-mounted wash hand basin, shower cubicle, obscure uPVC double glazed window to the rear, and tiled splashbacks.

The family bathroom is fitted with a three-piece white suite including low-level WC, pedestal wash hand basin, and panelled bath with shower over and glazed shower screen. Complemented by tiled splashbacks and a chrome heated towel rail.

Outside

The rear garden is enclosed by timber panel fencing and features a paved patio adjoining the property, shaped lawn area, further artificial lawn, ornamental pond, and a variety of established shrubs and flower beds. Additional benefits include outside lighting, outside tap, timber shed, and pedestrian access to the garage.

The garage is slightly larger than a standard single garage and benefits from an up-and-over door, power and lighting connected, and pedestrian side access to the front of the property.

To the front, the property enjoys a lawned garden bordered by shrubs and a blossom tree, together with a block paved driveway providing off-road parking and steps leading to the front entrance.





Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band – C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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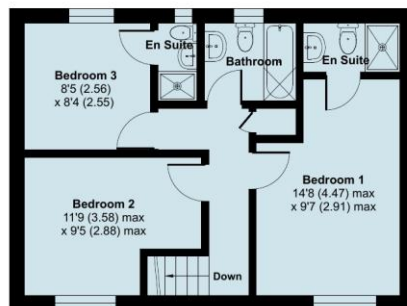
Harmans Way, Weedon, Northampton, NN7

Approximate Area = 1037 sq ft / 96.3 sq m

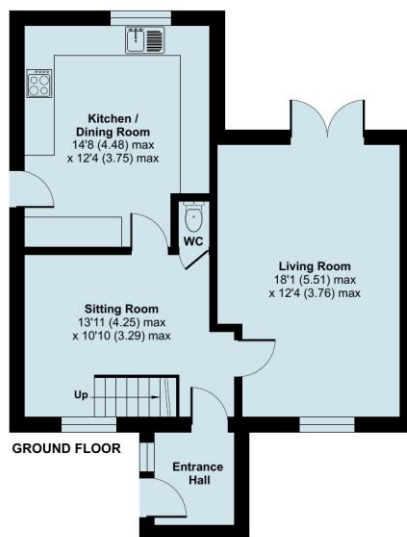
Garage = 182 sq ft / 16.9 sq m

Total = 1219 sq ft / 113.2 sq m

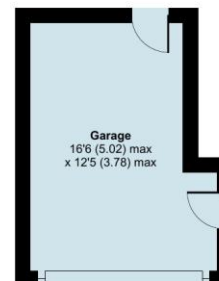
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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