



4 Swedish Houses, Rectory Lane, Walgrave, Northamptonshire, NN6 9QJ

HOWKINS &
HARRISON

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Guide Price £310,000

A unique semi detached house enjoying delightful and far reaching south facing views across open fields, positioned on a quiet backwater lane within the sought after village of Walgrave offered for sale with no upward chain.

4 Swedish Houses enjoys a pretty backwater position on Rectory Lane, set back from the lane behind picket fencing, lawned gardens, established and well stocked borders with hard standing driveway.

Features

- Unique semi detached house
- Sitting room with burner
- Kitchen
- Three double bedrooms
- Bathroom
- Delightful south facing garden
- Driveway parking
- Far reaching rural views



Location

The thriving village of Walgrave is located approximately 8 miles in a north-easterly direction from Northampton.

In the village there is a recently opened Skittles community shop, a highly regarded primary school with secondary education available at Moulton and Bishop Stopford in Kettering. There is the Royal Oak Public House, pocket park, St Peter's church and Baptist chapel. Village hall, playing fields and Acorn Centre riding school and stables. Pitsford Water is close by with its fishing, water sports, cycling and walks.

The location is also well-placed for communication links with access to the A14 (A1/M1/M6 link road) within a short distance and the pretty town of Market Harborough being a twenty-minute drive. There is a train service into London Euston and St Pancras from either Northampton, Kettering or Wellingborough.



Ground Floor

Dependent on the individuals requirements, there is a bedroom or reception room located on the ground floor, and a sitting/dining room with uPVC sliding patio doors overlooking the rear garden and feature wood burner. The kitchen comes with a range of modern cabinets, working surfaces incorporating a sink unit, point for cooker, plumbing for washing machine, Worcester gas fired boiler and uPVC door to the rear garden.

First Floor

The first floor landing has a useful cupboard and two double bedrooms that both enjoy far reaching rural views.

Outside

A delightful and well tended south facing rear garden has a paved and decked patio/seating area with mainly lawned gardens, and well stocked and planted borders, two timber sheds and a summer house/studio with insulation and electrics - perfect for working at home.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

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.

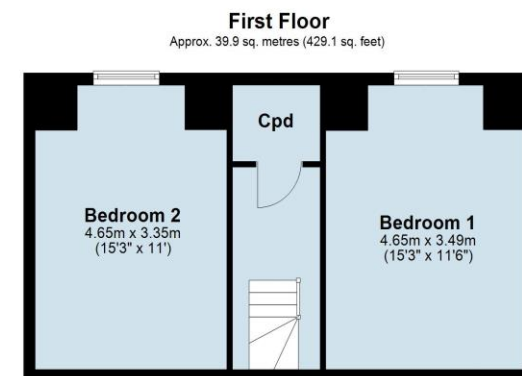
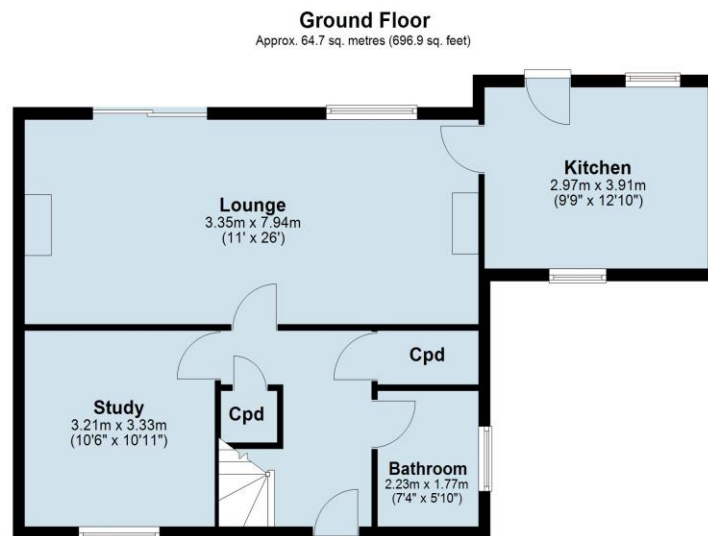
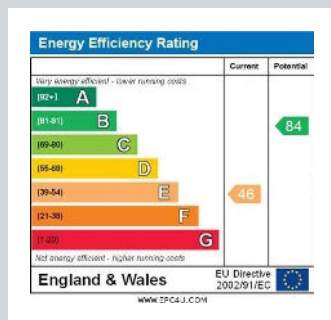
Services

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. Daventry Area
Tel:0300-1267000.

Council Tax Band- B



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

Howkins & Harrison

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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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