



HENDERSON CONNELLAN

ESTATE AGENTS

Langham Place, Walgrave NN6

"Room to Breathe"

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With wonderful views of open countryside and plenty of space, this fabulous extended village home has plenty of space inside and out. Walgrave has a primary school, village shop, pub and fabulous rural walks, yet Northampton, Wellingborough and Kettering are within easy reach. The versatile floorplan has an entrance hall, Living room enjoying the warmth of a wood burner flowing to the dining/family room the lovely kitchen/breakfast room is well appointed with butler sink, Oak worksurfaces and integrated double oven and hob and dishwasher, a guest cloakroom adds to the practicality. Upstairs there are four bedrooms, three of which are double in size with built in storage, there is a bathroom and separate shower room great for a busy family.

Outside is just as impressive, a private driveway offers parking for three/four cars and leads to a single garage/workshop, the rear garden is fabulous, with natural stone patio perfect for outdoor living, mature plantings provide privacy, there is a storage shed and the views to the back are fabulous.

Living Room - 4.67m x 3.28m (15'4" x 10'9")

Dining Room - 3.81m x 3.66m (12'6" x 12'0")

Kitchen/Dining Room - 5.36m x 3.25m (17'7" x 10'8")

Guest WC - 1.14m x 1.07m (3'9" x 3'6")

Bedroom One - 3.81m x 3.2m (12'6" x 10'6")

Bedroom Two - 3.35m x 2.87m (11'0" x 9'5")

Bedroom Three - 3.12m x 2.84m (10'3" x 9'4")

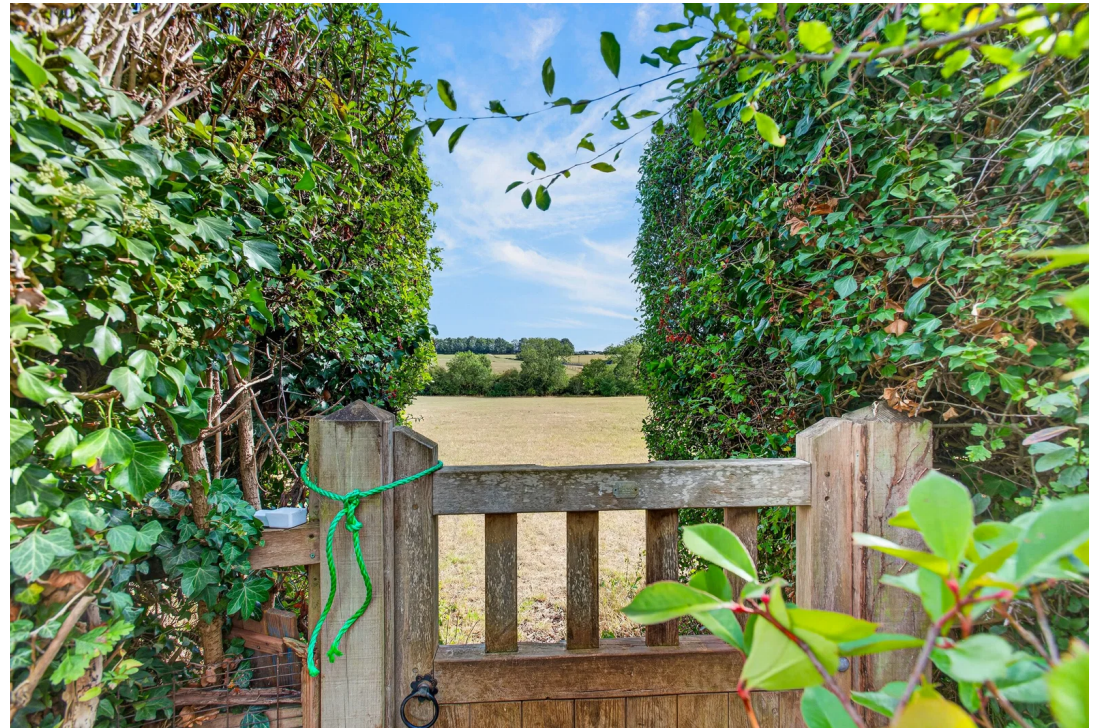
Bedroom Four - 2.34m x 2.36m (7'8" x 7'9")

Bathroom - 2.29m x 1.65m (7'6" x 5'5")

Shower Room - 2.03m x 1.7m (6'8" x 5'7")

- Set within the Desirable Village of Walgrave
- Four Bedrooms, Three Double with Wardrobes
- Two Bathrooms and Guest Cloakroom
- Open Plan Living/Dining Room with Wood Burner
- Gas Central Heating & Double Glazed Windows
- Off Road Parking for Multiple Cars & Single Garage
- Large South Facing Garden
- Extremely Close to Primary School, Community Shop and Pub
- EPC RATING: PENDING
- COUNCIL TAX: B

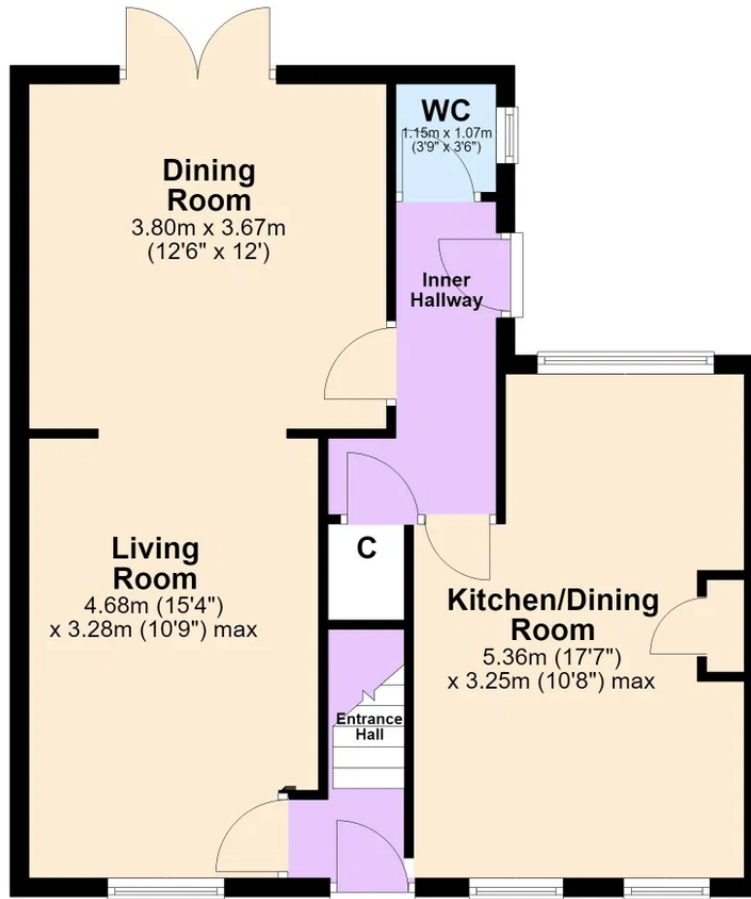
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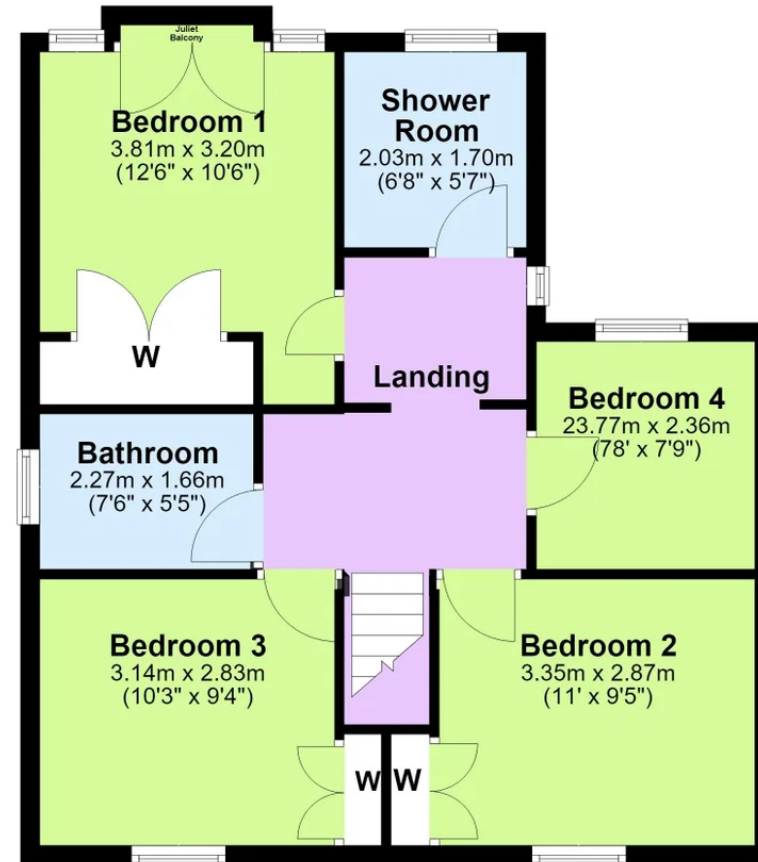
Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



First Floor

Approx. 107.2 sq. metres (1153.4 sq. feet)



Total area: approx. 168.5 sq. metres (1813.3 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

