



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



2 Pine Trees, Weston Favell, Northampton, NN3 3ET

2 Pine Trees, Weston Favell, Northampton, NN3 3ET

This very attractive individual modern detached bungalow was constructed in the early 1960's and stands in a secluded private road location in attractive well stocked south facing gardens. The interior which has been extended includes a spacious living room, kitchen, utility room, bathroom and separate shower room and externally there is a detached double garage block. The property is offered with vacant possession and has been adapted for mobility access.

ACCOMMODATION

Price £365,000 Freehold

ENTRANCE PORCH

5'3 x 4'6 (1.60m x 1.37m)

Approached through a composite door the storm porch has double glazed windows and a glazed screen door with ramp giving access to:-

RECEPTION HALL

10'0 x 7'2 (3.05m x 2.18m)

The central hall has a loft hatch to the roof void and there are doors leading to all of the principal ground floor rooms.

LOUNGE

17'2 x 16'0 (5.23m x 4.88m)

With a two part ceiling this room has been extended with a superb full depth picture window with sliding patio door opening to the south facing terrace and garden. There is an attractive stone feature fireplace, a TV point and a serving hatch to the kitchen.

KITCHEN

12'0 x 10'11 (3.66m x 3.33m)

Fitted with floor and wall cabinets with laminated working surfaces and stainless steel one and a half bowl sink unit with mixer tap. The appliances comprise the Hotpoint eye level double oven and the four place Neff electric hob beneath a charcoal filter cooker hood. There is a recess for a fridge, plumbing for automatic dishwasher and washing machine, a window overlooking the rear garden and a glazed door leading to:-



UTILITY ROOM

9'5 x 5'5 (2.87m x 1.65m)

Constructed of PVCU double glazing with a mono pitch polycarbonate roof there are fitted floor cabinets, space for a freezer and a PVCU double glazed door opens to the rear garden.

BEDROOM ONE

11'7 x 11'6 (3.53m x 3.51m)

With a range of fitted wardrobes with shelving and hanging space, fitted bedside drawers and cabinet and with a three casement window to the front elevation.



BEDROOM TWO

11'6 x 11'0 (3.51m x 3.35m)

Also with an extensive range of fitted wardrobes and bedside cabinets there is a fitted dressing table with drawers and fitted bookcase to the side. A three casement window overlooks the front elevation.



BATHROOM

8'9 x 6'11 (2.67m x 2.11m)

Adapted for mobility access with a side entry premier care bath with fitted seat and Mira adjustable shower over, wash basin, and WC. There is an airing cupboard with the hot water cylinder and a two casement window to the side elevation.



SHOWER ROOM

8'8 x 8'6 (2.64m x 2.59m)

Providing a useful alternative to the bath this room has a white suite with quadrant shower with Tritan TAT power shower, pedestal wash basin and WC. There is a vertical heated towel rail, fitted broom and storage cupboard and two casement window to the side elevation.



OUTSIDE

The property is approached by a private concrete road serving this and two other properties only and leading from Pine Trees to a block paved driveway giving side by side parking in front of the detached double garage block. Further

ornamental fish pond and there are steps down to the lawn which stretches away from the house in a southerly direction bounded by a combination of close boarded fencing and privet and Conifer hedging. There are mature Eucalyptus and Silver Birch trees, a central box hedge feature and there is a pedestrian gate leading to the access road.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is from a Vaillant gas fired boiler with domestic hot water through an cylinder with electric immersion heater. The property has the benefit of replacement PVCU double glazing and cavity wall insulation.

LOCAL AMENITIES

The Riverside Retail Park is approximately one mile away, whilst The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex (offering a range of sporting facilities) and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Academy in Booth Lane South with primary schooling at Weston Favell CE Primary School. Close proximity of Abington Park (5 mins walk away) and access to the River Nene cycle way.

COUNCIL TAX

Northampton Borough Council - Band D

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road to the roundabout junction with Park Avenue North at Abington Park. Follow the road signposted towards Weston Favell and proceed through the next traffic lights continuing straight on passing the Trumpet public house on the right hand side. At the next traffic light junction turn left into Booth Lane South and then first left into Cottarville. Take the next left turning into Pine Trees and the first turning on the left is the private drive leading to number 2.

[DOIRG25042022/9322](https://www.doirg25042022/9322)

block paved pathway leads to the front door flanked on either side by raised flower borders well stocked with a variety of mature shrubs and small trees. The pathway then leads either side of the property, one giving access to a side terrace where there is an aluminium framed lean to greenhouse and the other giving direct access to the rear garden.

DOUBLE GARAGE

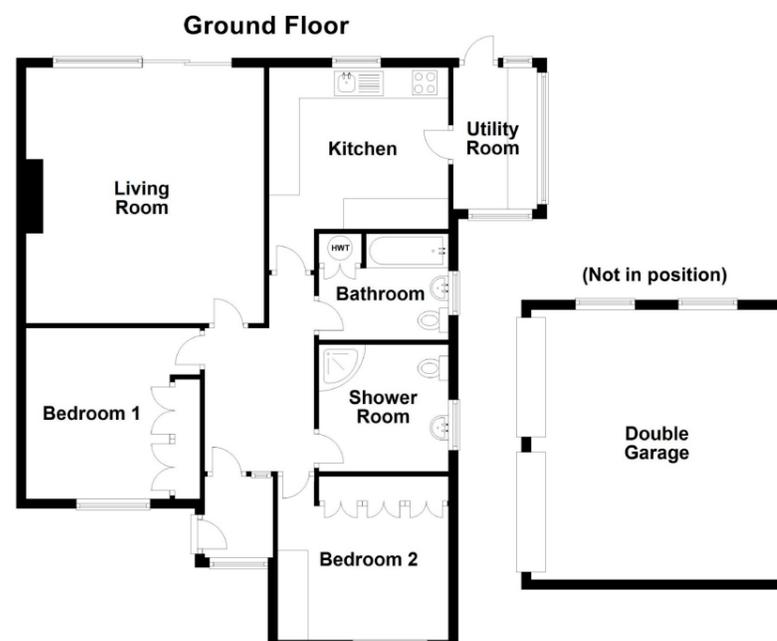
17'3 x 16'10 (5.26m x 5.13m)

Approached through twin electrically operated up and over roller shutter doors the spacious double garage is fitted with light and power connections and has two windows to the side elevation.



REAR GARDEN

Approached by a wide paved terrace where there is an external water tap and an external sun blind over the lounge window. This terrace contains and



Not to scale. For illustrative purposes only