



## Park View, Blackymore Lane, Wootton, Northampton, NN4 0JW

Parkview is an individual and characterful detached property that offers versatility and scope for the right buyer. Built circa 1750 and later extended with improvements in the 20th century, this home occupies a plot that has allowed the current owners to add a wonderful self contained office building sited in the garden that they also use as a games room incorporating a pool table. In addition to this there is a garage that has been part converted, used as a home gym. The home itself still retains that cottage feel, with great spaces and additional ground floor rooms that could be quite easily converted into a small annex. It is well presented with modern kitchens and bathrooms, a cosy lounge and a walk through dining room from the front entrance with well sized bedrooms, an en-suite bathroom and family bathroom on the first floor. There are gardens to three sides, to include a courtyard area as the plot is approx 5th of an acre. The property is situated close to the A45 which provides excellent transport links to the M1 and surrounding towns. We feel that the asking price of this property reflects it's position with the proximity to the A45 and nearby petrol station. Although currently occupied as a family home with outbuildings, in the agents opinion this property would suit someone who is potentially looking for a property that may allow the space to run a business from home, or a residence that is on a non-estate position. There is parking to the front of the property as private this lane purely provides access for the two properties occupying it, but could easily provide more parking with some reconfiguration of the bordering fence line. We are offering this property for sale with no onward chain.

# £420,000

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## ACCOMMODATION

### Ground Floor

#### Front of property

Property is slightly elevated and has a front garden that is bordered by a stone wall and timber panel fencing with gated access to the side and rear garden. A pathway leads up to the front of the property and entrance is covered by a porch and leads into the dining area.

#### Dining Room

14' 10" x 11' 7" (4.52m x 3.53m)

Two windows to front elevation offer good light into this room that provides space for dining, stairs rising to the first floor and built in storage cupboard.



#### Lounge

15' 6" x 12' 0" (4.72m x 3.65m)

Cosy cottage feel lounge with two windows to front aspect, one window to rear aspect. Feature fire place surround with inset gas fire. Wall mounted radiator.

#### Kitchen

13' 7" x 10' 0" (4.15m x 3.05m)

Modern refitted kitchen with Oak style work surfaces and breakfast bar. Range cooker with extractor over, dishwasher and inset ceramic sink and drainer. Window to front aspect. Recessed spot lights.

#### Utility Room

13' 5" x 5' 7" (4.10m x 1.70m)

Providing space a plumbing for freestanding washing machine and tumble dryer and additional work surfaces. Space for Larder fridge freezer. Doors to lobby, bedroom and office.

#### Lobby

Doors to side courtyard garden and WC.

#### WC

Incorporating a cloakroom suite of a low level flush WC and hand wash basin. Window to side elevation.

#### Bedroom / Study

8' 0" x 6' 9" (2.44m x 2.06m)

A bedroom with window to side elevation.



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## Sun Room

14' 1" x 7' 5" (4.29m x 2.25m)

Windows to front and side elevation . Doors leading out to courtyard.

## First Floor Landing

Galleried landing with doors to 3 bedrooms and bathroom. Window to rear aspect.

## Bedroom 1

14' 0" x 8' 6" (4.26m x 2.59m)

Windows to front and side aspect. Door to en-suite bathroom.

## En-suite

10' 4" x 5' 10" (3.14m x 1.77m)

Double shower cubicle , hand wash basin . Low level flush WC.

## Bedroom 2

16' 0" x 13' 0" (4.87m x 3.96m)

Window to side aspect .

## Bedroom 3 / Dressing Room

13' 5" x 10' 0" (4.08m x 3.04m)

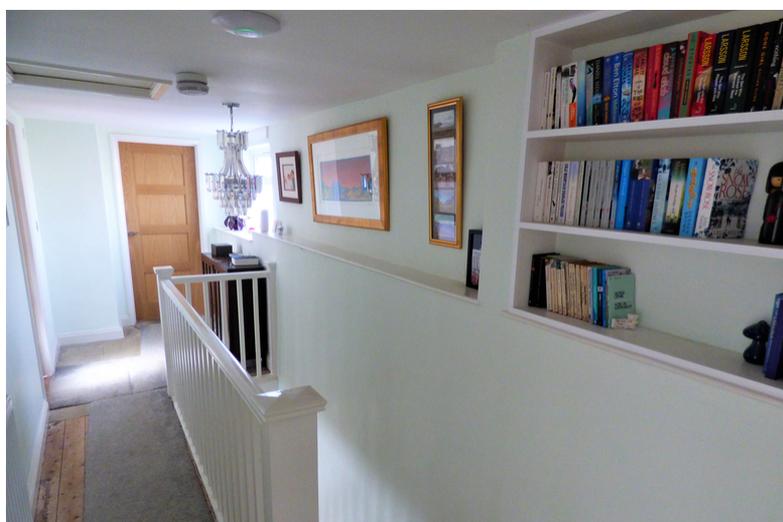
Window to front aspect. Currently used as a dressing room to the master bedroom , this can be easily converted back to a bedroom with a stud wall.

## Family Bathroom

13' 7" x 6' 4" (4.15m x 1.94m)

Four piece family bathroom with walk in double shower , freestanding roll top bath , low level flush WC, wash hand basin.

Window to front aspect. Airing cupboard.



## External building - office

13' 5" x 13' 0" (4.10m x 3.97m)

Entered via Upvc double glazed French doors with Window to side elevation. Further french doors leading through to Pool room. Network cabled for Internet with power and light connected.

## External building - Pool Room

13' 6" x 13' 0" (4.12m x 3.97m)

Entered via UPVC double glazed French doors from garden. Window to side aspect.

## Garage 15' 0" x 9' 8" (4.57m x 2.95m) Up and over metal door. Power and light connected

15' 0" x 9' 8" (4.57m x 2.95m)

Up and over metal door. Power and light connected

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## Home Gym

11' 3" x 9' 3" (3.44m x 2.81m)

Entered via a UPVC double glazed door from the courtyard. UPVC double glazed window to side aspect. Power and light connected.

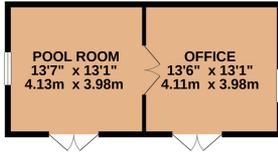
## Rear Garden

Mainly laid to lawn and enclosed by timber panel fencing . Garden to three sides.



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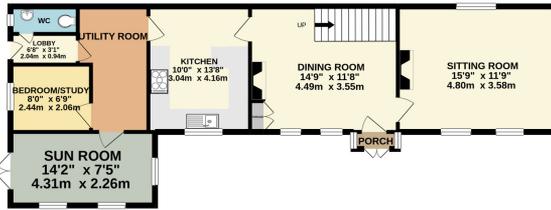
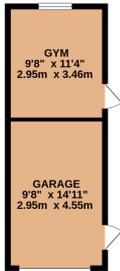
GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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.  
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1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		80
(55 to 68)	<b>D</b>	59	
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

