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— Hobin Roberts —

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## Gayton Road, Blisworth, Northampton



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# Gayton Road, Blisworth, Northampton

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## DESCRIPTION

Your Move Hobin Roberts are delighted to offer for sale this well presented and individually built home, situated on a quiet road right on the edge of Blisworth village. The accommodation is over three floors and includes, Lounge, Kitchen / Dining Room, Family Room. Downstairs Cloakroom and Utility Room. Upstairs there are four Bedrooms with En-Suites to three of them and a Family Bathroom. Outside there is ample off road parking, a detached double garage and an enclosed rear garden which back onto open countryside.

## VILLAGE INFORMATION

Blisworth a beautiful village in South Northamptonshire. The village contains St John The Baptist C.O.E church dating back to the twelfth century. The Grand Union Canal runs through the village which has a pub, two shops including a post office, one school and a new Doctors surgery.

## ENTRANCE HALL

Enter via timber front door. Window to side aspect. Coving. Stairs rising to first floor with storage cupboard under. Door to a further built in storage cupboard. Underfloor heating. Doors to:

## CLOAKROOM/WC

Obscured window to side aspect. Low level flush w.c. wall mounted wash hand basin. Coving. Recessed ceiling spots. Tiling to all walls and floor. Underfloor heating.

## FAMILY ROOM

**3.38m x 2.74m (11'1" x 9'0")**

Double glazed window to front aspect. Coving. Underfloor heating.

## KITCHEN / DINING ROOM

Open Plan 'L' Shaped room with double glazed windows to front and rear aspects. Underfloor heating. Double glazed French doors and windows leading on to the rear garden.

## DINING AREA

**6.10m x 3.07m (20'0" x 10'1")**

Coal effect gas fire with ornate stone surround and hearth. Coving. Door to Lounge.

## KITCHEN AREA

**6.71m x 3.15m (22'0" x 10'4")**

Range of fitted base and low level units with marble effect work-surface and splash back. Belfast style sink with mixer tap over. Space for Range / Aga oven. Space and plumbing for American style fridge freezer. Built in dishwasher. Ceiling spots. Door to utility.

## UTILITY ROOM

**3.25m x 1.57m (10'8" x 5'2")**

Timber and glazed door leading onto the rear garden. Range of fitted base and low level units with marble effect work-surface and splash back. Single sink and drainer unit with mixer tap over. Plumbing for automatic washing machine. Spaces for tumble dryer and freezer. Tiled floor. Underfloor heating.

## LOUNGE

**4.42m x 3.66m (14'6" x 12'0")**

Double glazed window to front aspect. Double glazed window and 'French' doors on to rear garden. T.V point. Underfloor heating.

## GALLERIED LANDING

Galleried landing with two double glazed windows to front aspect. Coving to ceilings. Double doors to built in airing cupboard.

## BEDROOM

**3.35m x 3.20m (11'0" x 10'6")**

Double glazed window to rear aspect. Coving and spot lighting to the ceiling. Phone and television points. Underfloor heating.

## EN-SUITE SHOWER/WC

Obscured double glazed window to rear aspect. Low level flush w.c. pedestal wash hand basin and shower cubicle. Tiled splash back areas. Heated towel rail. Recessed spot lighting. Door to cupboard housing the hot-water tank.

## FAMILY BATHROOM

Obscure double glazed window to side aspect. Three piece bathroom suite comprising of low level flush w.c. pedestal wash hand basin and panel bath with shower attachment over. Tiled splash back areas. Heated towel rail.

## BEDROOM

**3.38m x 2.69m (irregular shaped room.) (11'1" x 8'10")**

Double glazed window to front aspect. Coving to ceiling. Underfloor heating.

## MASTER BEDROOM

4.42m x 3.76m (14'6" x 12'4")

Enter via a small lobby area with doors to the bedroom and en-suite. The bedroom features a vaulted ceiling and double glazed windows to front and rear aspect. A range of fitted wardrobes and bedside cabinets. Television and telephone points. Underfloor heating.

### VIEW

## EN-SUITE SHOWER/WC

Obscure double glazed window to rear aspect. Three piece bathroom suite comprising of a Low level flush w.c. Wash hand basin mounted on a built in unit with shelving below. Walk in shower. Part tiled walls. Heated towel rail.

## SECOND FLOOR

'Velux' window to rear aspect with views of open countryside. Door to bedroom.

## BEDROOM

5.18m x 3.86m (17'0" x 12'8")

Two 'Velux' windows to rear aspect. Telephone and television points. Door to storage cupboard. Underfloor heating.

### VIEW

## EN-SUITE SHOWER/WC

'Velux' window to rear aspect. Three piece bathroom suite comprising of a Low level flush w.c. Wash hand basin mounted on built in tiled shelf and Shower cubicle. Tiled splash back areas.

## OUTSIDE

## FRONT GARDEN

Laid to graze with mature tree and shrubs to the boundaries.

## REAR GARDEN

Directly to the rear of the property is a paved patio area with outside lighting, the patio leads on to a small lawned area. To the rear of the garden is a gated, block paved driveway which gives access to the double garage.

## SIDE GARDEN

Laid to gravel and enclosed by timber picket fence. Small pond. Paved pathway leading to the garage.

## DOUBLE GARAGE

Single up and over, metal door. Power and light connected. Courtesy door to garden.

## OFF STREET PARKING

### CLAUSES:

#### MORTGAGE & FINANCIAL ADVICE:

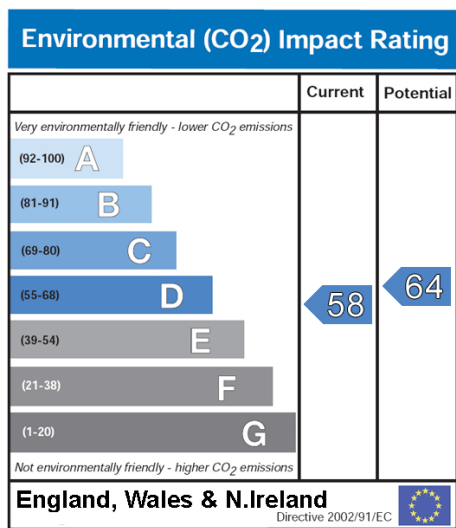
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

#### FIXTURES & FITTINGS:

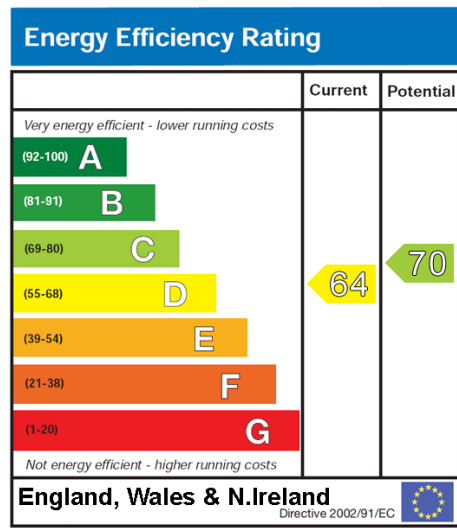
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### OFFICE OPENING HOURS:

Mon - Fri 9.00 - 6.00pm  
 Thursday 9.00 - 6.30pm  
 Saturday 9.00 - 5.00pm  
 Sunday 11.00 - 2.00pm



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