



CHURCH VIEW, ECTON, NORTHAMPTONSHIRE, NN6
£315,000 FREEHOLD





CHURCH VIEW, ECTON,
NORTHAMPTONSHIRE, NN6

AT A GLANCE:

- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **EXTENDED**
- **GARAGE**
- **TWO RECEPTION ROOMS**
- **CUL DE SAC LOCATION**
- **SOUGHT AFTER VILLAGE**
- **GAS FIRED HEATING**
- **UPVC DOUBLE GLAZING**
- **EPC: D RATING**
- **COUNCIL TAX BAND 'C'**



Winkworth Estate Agents are delighted to offer for sale this extended three bedroom double bay fronted detached bungalow located in the highly desirable village of Ecton, Northampton. Set on a delightful plot, the property has been much improved by the current owners and the accommodation briefly comprises, entrance hall, lounge with decorative log burner and uPVC double glazed bay window. There is a separate dining room with Upvc double glazed window to the rear aspect. The bungalow benefits from having a three piece bathroom suite and separate three piece shower room. The new Kitchen installed in 2022, comprises a solid wood work top, integrated electric oven with four ring gas hob and extractor fan over and stainless steel drainer sink unit with mixer tap. There is a useful larder. A uPVC double glazed door leads out to the rear garden. There are three double bedrooms, the master bedroom, benefits from having fitted wardrobes with a mixture of hanging space and shelving. A large uPVC double glazed bay window faces out to the front aspect. Bedroom two features uPVC double glazed sliding doors, that lead out to the rear garden. Bedroom three is set to the front of the property. The property further benefits from gas radiator heating, uPVC double glazing, off road parking, leading to a detached garage and a rear garden. The rear garden is partially enclosed by a stunning historical stone wall. The garden, which has been landscaped into a traditional English country garden, provides a small nature pond, enclosed seating area, and various flower borders that house an abundance of flora and fauna. A path leads up the side to the front of the property.

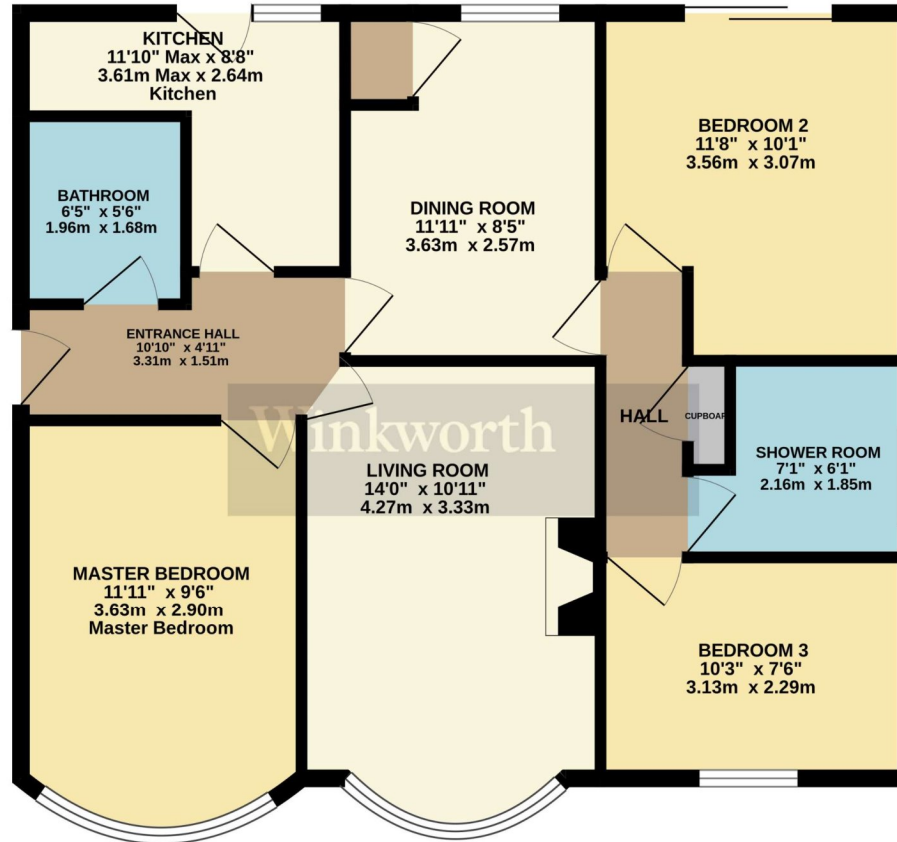
Local Amenities - Within the village there is a Parish Church of St. Mary Magdalen, two Public Houses and Ecton Primary School. Secondary education is available in the nearby town of Wellingborough. The village is situated approximately midway between Northampton and Wellingborough and there is access from the south side of the village onto the A45 dual carriageway between the two towns, the same road also giving access to the M1 junction 15 approximately 8 miles distant. The property is also approximately 7 miles from Wellingborough train station which has direct links to London St Pancras with a journey time of approximately 50 minutes. The village of Ecton lies midway (approx. 6 miles) between Northampton and Wellingborough just off the A4500 and boasts its own village hall and primary school plus two public houses, one of which also offers hotel, conferencing, and restaurant facilities. The nearest local grocery stores can be found 2 miles away in Earls Barton whilst a large 24 hour supermarket can also be found 2 miles in the opposite direction at Weston Favell Shopping Centre, also home to several high street stores and banking facilities.

How To Get There - From Northampton town centre proceed in an easterly direction towards Becketts Park, take a right turning and continue down towards the Bedford Road roundabout. At the roundabout take the second exit on the A45 and continue towards Riverside. Upon passing the Riverside retail park take the next exit turning left onto the A5076. Continue over the first roundabout and at the second roundabout take a right hand turning onto the A4500 Wellingborough Road. Proceed out of the town for approximately one mile. Just after the Wolds End pub, turn right onto the Wellingborough Road. As you proceed down Wellingborough Road, turn left into Church View. Follow the road round to the left and then right and the property can be found at the head of the cul de sac. Alternatively, Take the first turning on the right onto Northampton Road (just before the Worlds End pub) and proceed along this road onto the High Street junction, just after the village green. Then turn left up Wellingborough Road and then right into Church View.





GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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