



Falcon View, Greens Norton

Offers in excess of **£350,000**



JACKIE OLIVER & CO

## 51 Falcon View, Greens Norton, NN12 8BT

A versatile family home in this well serviced Northamptonshire village.

Entrance Hall | Sitting Room | Kitchen | Dining Room | Cloakroom | Four Bedrooms | Bathroom | En-suite | Rear Garden | Single Garage | Driveway

### The Property

This family home in the popular Greens Norton village offers an entrance hall, sitting room with electric log effect fireplace, dining room with an open archway into the kitchen, the ground floor is completed by a two piece cloakroom. The first floor is comprised of four bedrooms with an En-suite shower room to the master bedroom and a family bathroom. Externally there is a rear garden with patio seating area. The single garage has power and light connected with additional eaves storage space above. A concrete driveway providing off-road parking completes the home.



- Mains Water & Drainage
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway & Garage
- Freehold
- Council Tax Band E
- EPC Rating Band D





**What you need to know:**

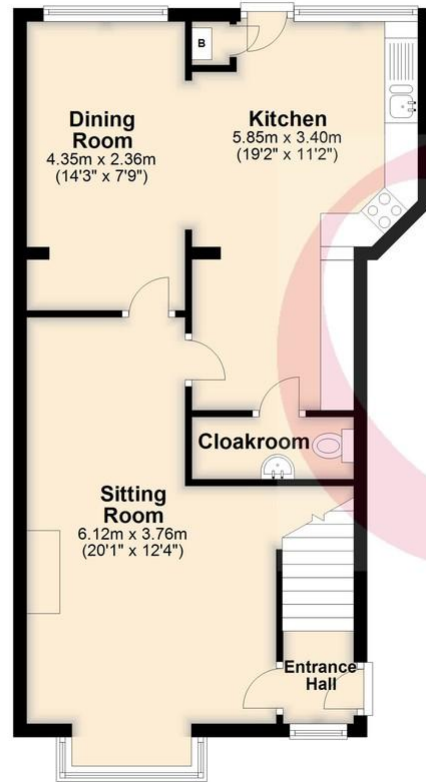
- The sitting room has a log effect electric fire place.
- The two piece cloakroom is comprised of a wash basin and W.C.
- The kitchen has a stainless steel sink, plumbing for a washing machine, space for 'fridge/freezer and dishwasher. The electric double oven is built in and has a four-ring gas hob.
- The family bathroom comprises a bath with hand held shower attachment, wash basin and W.C.
- The En-suite is comprised of a tiled shower cubicle, wash basin and W.C
- The rear garden has two levels, the higher of the two is laid to lawn while the lower is a patio seating area. This level also connects to the properties side access.
- The garage has power and light connected as well as eaves storage space.



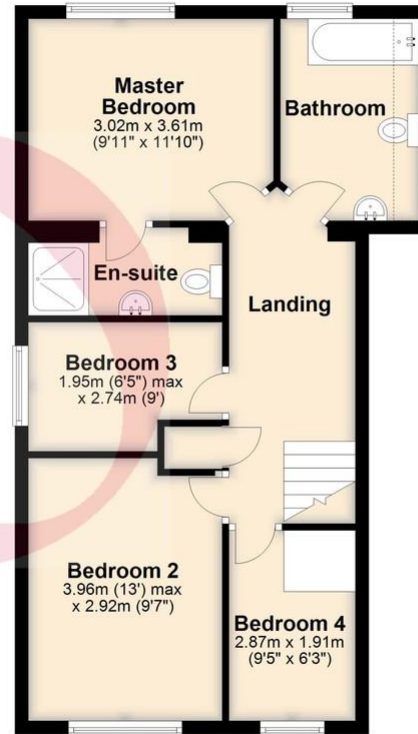
**How far to...?**

-  The Butchers Arms Pub  
c0.4 miles
-  Tesco Superstore, Towcester  
c2.2 miles
-  Northampton Central Station  
c11.6 miles

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, including measurements, floor plans and photographs are for guidance only. Their accuracy is not guaranteed and they do not constitute an offer or a contract, nor is Jackie Oliver & Co authorised to. We have not tested any appliances or services. Any purchaser must satisfy themselves of the correctness of these details by inspection or otherwise. They must ask their solicitor to agree with the vendor which items will be included in the sale and investigate all legal matters relating to the property including any existing easements, wayleaves or rights of way whether specified or not in these particulars. We occasionally refer buyers to conveyancers and to a broker for financial services. It is your decision whether you choose to deal with them. In making that decision you should know that we may receive a referral fee or gratuities from the m equating to approximately £30 per referral.



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