



 JACKIE OLIVER & CO

**9 Pittams Lane, Wappenham**

Guide Price **£695,000**

# 9 Pittams Lane

Wappenham, Towcester

Constructed in 2014 by Messrs Francis Jackson Homes this well-presented detached primarily stone property is offered for sale with no upward chain. Tucked away in the characterful village of Wappenham, the ground floor comprises a sitting room complete with open fireplace and French doors into the garden, the dining room sits open plan to the kitchen/breakfast room which includes built-in appliances as well as granite work tops and a further set of French doors. The separate utility room, W.C and study/family room complete the ground floor. Upstairs there is a sizeable master bedroom featuring an en-suite bathroom and walk-wardrobes. The two further bedrooms also benefit from en-suites, one a bath and the other a shower with both also having built-in wardrobes. Outside there are gardens to the front and to the rear which benefits from paddock views, side access on either side of the home and a garage with connected carport as well as a block paved driveway.

Council Tax band: F

Tenure: Freehold

- Video Walkthrough & 360 Tour Available
- Detached Stone House
- Constructed in 2014
- Three En-suites
- Sitting Room & Study
- Kitchen/Breakfast Room & Dining Room
- Utility Room & Cloakroom
- Garage, Carport & Driveway





### Entrance Hall

Entered via a door from the front under a storm canopy. Matwell with coir matting. Covings to ceiling. Stairs to the first floor with built-in under-stairs storage cupboard.

### Sitting Room

13' 5" x 20' 9" (4.09m x 6.32m)

A dual aspect room with a window to the front and French doors into the rear garden with a glazed panel on both sides. Open fireplace with a marble surround and granite hearth. Telephone point. Television aerial point. Covings to ceiling.

### Kitchen/Breakfast Room

10' 11" x 16' 8" (3.33m x 5.08m)

Fitted with a range of base and wall mounted storage units with granite working surface over and coordinating upstands. Sunken stainless steel sink unit with a waste disposal unit, an integral drainer on either side and a stainless steel swan neck mixer tap over. Integrated fridge/freezer and dishwasher. Built-in electric oven with a microwave oven above. Four ring electric hob with an extractor hood over. French doors into the rear garden with a glazed panel on either side. Further window to the side. Ceramic tiled flooring. Telephone point. Television aerial point. Covings to ceiling. Recessed ceiling spotlights.

### Dining Room

14' 10" x 10' 9" (4.52m x 3.28m)

Two windows to the rear. Telephone point. Television aerial point. Covings to ceiling. Open plan into the kitchen.

### Study

10' 11" x 8' 9" (3.33m x 2.67m)

Window to the front. Telephone point. Television aerial point. Covings to ceiling.

### Utility Room

5' 8" x 9' 7" (1.73m x 2.92m)

Fitted with a range of base units with granite working surface over and coordinating upstands. Sunken stainless steel unit with an integral drainer on either



## REAR GARDEN

To the rear of the property there is a fully enclosed garden enjoying a south easterly facing aspect over paddock views. Primarily laid to lawn there is a mature pear tree and a patio seating area directly adjacent to the home and spanning the length of it connecting to the properties side access as well.

## FRONT GARDEN

The front garden sits open to the driveway and is primarily laid to lawn. A slabbed path connects the driveway to the front door.

## ON DRIVE

3 Parking Spaces

To the front of the home there is block paved driveway providing additional parking in front of the garage and car port.

## GARAGE

Single Garage

Metal up and over door to the front. Power and light are connected. Eaves storage space.

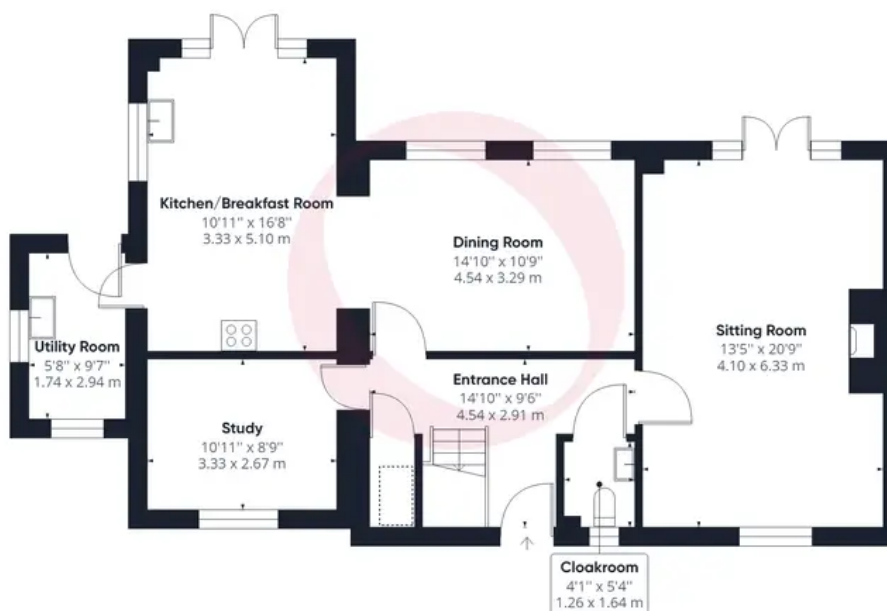
## CAR PORT

1 Parking Space

A brick built car port adjacent to the garage provides further sheltered off road parking. Inside power and light are connected.







Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

1667.94 ft<sup>2</sup>

154.96 m<sup>2</sup>

**Reduced headroom**

14.94 ft<sup>2</sup>

1.39 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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