



BY DESIGN

*Middle Grieve*

Wootton, Northamptonshire



# Beautifully renovated family home

This stunning home has been renovated to a high standard and comes to the market with no onward chain. This property is located in a cul-de-sac in the desirable village of Wootton and offers four double bedrooms (main bedroom with en-suite and fantastic bespoke walk-in dressing room), a wonderful open plan kitchen/dining room, a beautiful landscaped garden, a double garage with driveway parking for 8-9 cars and so much more! This home is perfect for family life and for entertaining.



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50 Middle Greeve, Wootton, Northampton, Northamptonshire, NN4 6BB

## Ground Floor

When walking into this home, you're greeted by the spacious entrance hall with porcelain flooring. The entrance offers direct access to each room downstairs, giving this property a wonderful flow.

To the left of the entrance hall, you'll find the living room which opens into the office/playroom/snug. Doors could easily be installed between these two rooms if you preferred them to be separated. The owner had polypropylene carpets put down in both of these areas which is perfect for families with children and pets as this type of carpet is highly stain resistant, easy to clean and durable.

To the right hand side of the entrance hall, you'll find the WC as well as the fantastic open plan kitchen/dining room. This space is bright and airy and is a wonderful place for family life and for entertaining as well. This large kitchen boasts Corian countertops and beautiful porcelain flooring. Multiple integrated Neff appliances can be found including a double oven, a single oven, a microwave oven, a full height fridge, a six ring gas hob with cooker hood over, a dishwasher and a wine fridge. There's a breakfast bar that seats 2 and the dining area could comfortably accommodate an 8 person table. French doors open onto the spacious porcelain tiled patio which makes this space perfect for indoor/outdoor living and alfresco dining.

A door from the kitchen/diner leads to the utility room which houses the new boiler. It was installed in 2020 and has approximately 4 years of warranty remaining. You'll find an under stairs cupboard and space for a washing machine and a tumble dryer as well. The utility room also offers access to the side of the property and to the integral double garage.









## First Floor

Stairs from the entrance hall lead up to the first floor galleried landing which gives access to 4 double bedrooms and 2 bathrooms. The owner had the same polypropylene carpets laid upstairs so that the entire property was as child/pet friendly as possible.

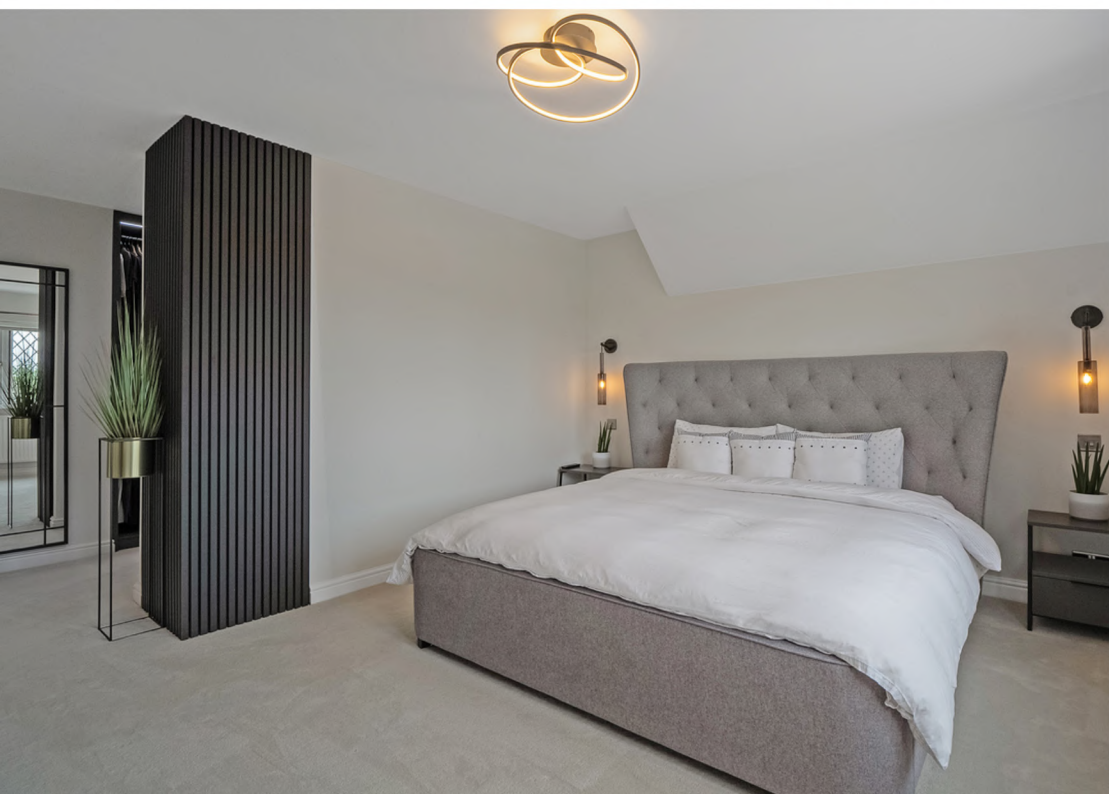
The spacious main bedroom offers a bespoke walk-in dressing room which is fully fitted with open hanging rails and shelving, a dressing table and feature LED lighting. There is also a beautiful en-suite shower room.

Bedroom 2 and 3 boasts built-in wardrobes with mirrored sliding doors and the four piece family bathroom suite offers a bath and a double shower.









## Outside

To the front of the property, there is an integral double garage and a huge block paved driveway that can fit up to 8-9 cars! There is entrance pillar lighting as well as integrated lights in the driveway.

To the rear of the property, you'll find the beautiful landscaped garden that's perfect for families and for entertaining as well. There's a large porcelain tiled patio with integrated lights, artificial lawn and a feature artificial hedge wall which makes this space both stunning and easy maintenance.





# Information

## Location

Wootton is a very sought-after village and offers a comprehensive range of amenities including a doctors surgery, a chemist, a post office, a butchers, a Co-op, a Waitrose, a garden centre, multiple pubs and restaurants, a church and so much more! This is a great location for families as many reputable schools are found in Wootton and in nearby villages, catering for children from nursery to secondary schools. Northampton High School is a fantastic private school which is within walking distance and the property is also in the catchment area for Wootton Park School. Communication links are also very good with the M1 (junction 15) only approx. 2 miles away which offers good access to Milton Keynes, Oxford and London. The Northampton Railway Station is approx. 3 miles away and offers direct links to London Euston in just over 45 minutes.

## Services

Mains gas, electricity, water and drainage.

## Tenure

Freehold

## Local Authority

West Northamptonshire Council

## Council Tax Band

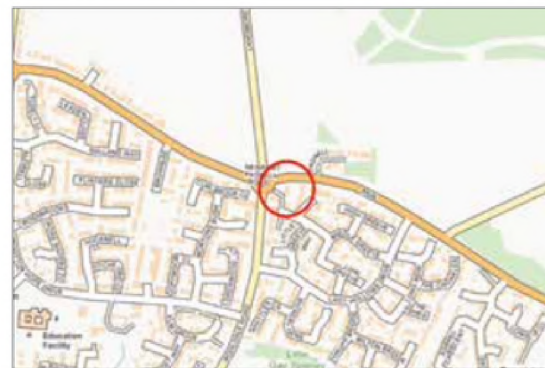
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## Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

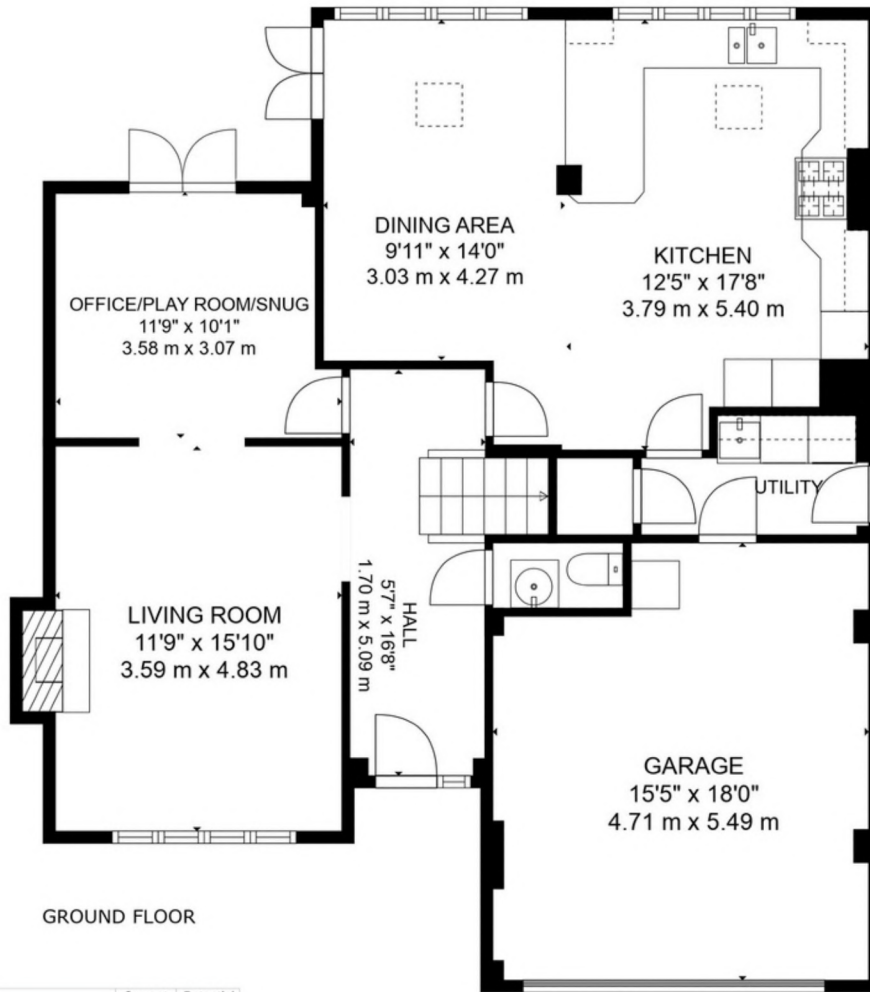
## Website

For more information visit [www.bydesignhomes.com](http://www.bydesignhomes.com)

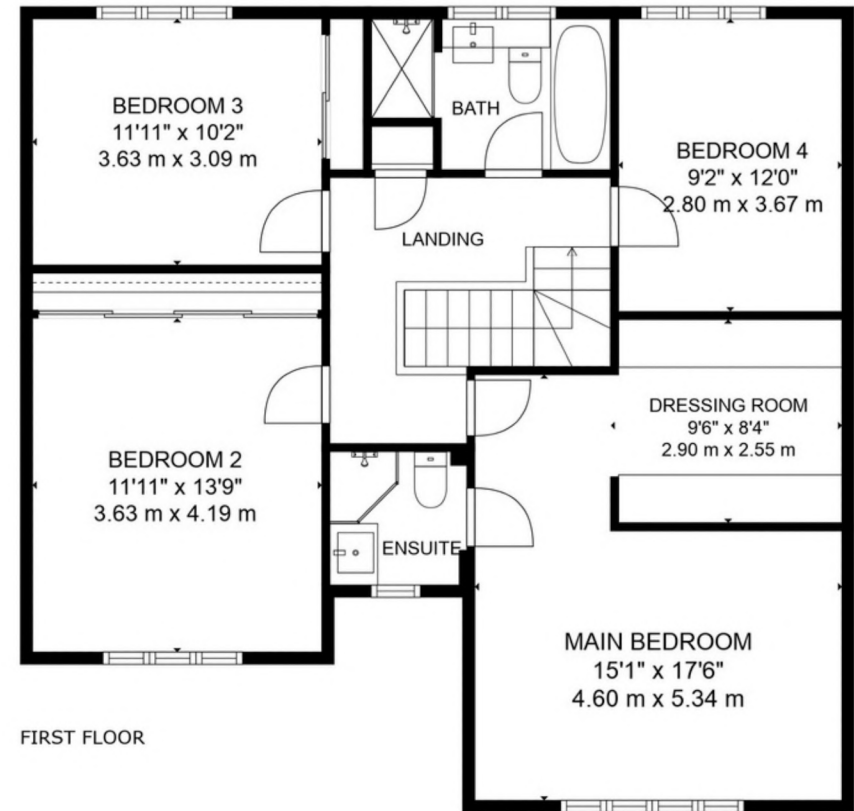


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*Guide Price £620,000*



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA

GROUND FLOOR: 852 sq ft, 79 m<sup>2</sup>, FIRST FLOOR 942 sq ft, 88 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 261 sq ft, 24 m<sup>2</sup>

TOTAL: 1794 sq ft, 167 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





Good Vibes Only



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National audience  
*local knowledge*